

7836 Hunterburn Hill NW
Calgary, Alberta

MLS # A2201295



\$549,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage		

Inclusions: Dishwasher is not hooked up. alarm system can be assumed (expires October approx. \$39/mth)

This detached bungalow has been very well cared for. Whilst he has lived here, the proud owner has completed some wonderful updates. To mention a few - stainless steel appliances, hardwood floors throughout the main floor, updated bathrooms, new doors and a new window in the front, exterior painting, a new house roof in 2020, and a new roof on the garage and shed this year. There are 3 bedrooms upstairs and two extra bedrooms down (original windows are not to code) The basement has a gas insert fireplace in the large family/rec room. In addition to the cold room, the utility room is large enough for additional storage. The newer vacuum system, washer and dryer are also included, as can the alarm system (monthly fee)! In the backyard, there is a detached garage (width - fits 2 small cars but it is extra long too) and a large storage shed. From your rear deck, you look at a lovely green space with a playground. The front yard has a long driveway for extra vehicles. This is a lovely, quiet neighborhood, and just around the corner is Nose Hill Park for those lovely long walks!