

7615 Hunterview Drive NW  
Calgary, Alberta

MLS # A2202015



**\$639,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Private		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Stone Counters, Vinyl Windows		

**Inclusions:** Hood Fan, Metal shed in backyard

Check out this fantastic income-generating bungalow in sought-after Huntington Hills! This property features a 3-bed, 1.5-bath main floor with in-suite laundry, plus a LEGAL 2-bedroom basement suite with a separate entrance and its own laundry. This home has had a number upgrades over the years featuring newer kitchen cabinetry and updated bathrooms, a newer high efficiency furnace, new main floor windows (2023), new vinyl plank flooring and baseboards on the main level. Even the double detached garage was not spared with a new roof and siding (2023). With easy access to schools, transit, shopping, and major roadways, this home is perfect for homeowners looking to offset their mortgage with rental income or investors. Don't miss out on this excellent property!