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7803 Hunterslea Crescent NW Calgary, Alberta

MLS # A2267488



\$499,000

Huntington Hills				
Residential/House				
3 Level Split				
1,132 sq.ft.	Age:	1969 (56 yrs old)		
3	Baths:	1 full / 1 half		
Double Garage Attached				
0.14 Acre				
Back Lane, Back Yard, Front Yard, Rectangular Lot				
	Residential/Hours 3 Level Split 1,132 sq.ft. 3 Double Garage 0.14 Acre	Residential/House 3 Level Split 1,132 sq.ft. Age: 3 Baths: Double Garage Attached 0.14 Acre	Residential/House 3 Level Split 1,132 sq.ft. Age: 1969 (56 yrs old) 3 Baths: 1 full / 1 half Double Garage Attached 0.14 Acre	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: Goods Included As Is Where Is

Welcome to your next high-equity opportunity in the established, family-friendly community of Huntington Hills! This 3-level split is a blank canvas, offering a generous 1,591 sq ft of total living space and perfectly poised for a dramatic transformation. This home offers great bones, including a large, sun-drenched living room, dining room, and kitchen—the ideal space for an open-concept redesign. Upstairs features three spacious bedrooms and a full four-piece bathroom, providing a private retreat. The developed lower level boasts a large family room, a two-piece bathroom, a laundry area, and abundant storage, giving you a fantastic foundation for a cozy media room, large home office, or custom gym. Outdoor living is easy with a practical mudroom, a large backyard deck for entertaining, and a major bonus in Calgary: a double detached garage! Nestled in a highly convenient NW location, you're just a short walk to schools, vibrant shopping, the Huntington Hills Aquatic Centre, and immediate access to bike and walking paths. This property isn't just a house; it's a launchpad for wealth creation. It awaits your vision and is perfect for the savvy investor or future homeowner who understands that every dollar spent on renovation is a guaranteed investment in instant equity, significant future returns, and the creation of their custom dream home. Call today!