

**7803 Hunterslea Crescent NW
Calgary, Alberta**

MLS # A2267488



\$499,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,132 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

JUDICIAL SALE - Attention renovators and investors: this opportunity won't last long. Located in the heart of Huntington Hills, this classic 3-level split offers 1,591 sq. ft. of total living space and is ready for a transformation. The bones are solid, the layout is functional, and the potential is undeniable. Step inside to a bright, sun-filled living room that gives you the perfect starting point for an open-concept redesign opening into the kitchen and dining nook. Upstairs, you'll find three spacious bedrooms and a four-piece bathroom. The developed lower level adds even more flexibility with a large family room, a two-piece bathroom, laundry area, and ample storage. Whether you envision a media room, home office, playroom, or fitness studio, this level is ready for your ideas. A practical mudroom leads out to the backyard where you'll find a generous deck for entertaining (with a little love) and the convenience of a double attached garage — a huge advantage for year-round parking and storage. Set in a well-established NW community, you're steps from schools, shopping, the Huntington Hills Aquatic Centre, and an extensive network of biking and walking paths. This property is being sold as is through a Judicial Sale, making it a rare opportunity for the savvy buyer who understands the power of sweat equity. With vision and renovation, this home has all the ingredients to become a standout in an incredible location. Don't wait — opportunities like this don't come around often. Book your showing today.