



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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7239 Hunterdale Road NW  
Calgary, Alberta

MLS # A2257165



**\$744,900**

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Attention investors and savvy buyers! This renovated bi-level home in the established friendly community of Huntington Hills, offers a rare turn-key opportunity with a new legal basement suite boasting 3 bedrooms and a long list of high-value updates. The main level is bright and open, showcasing beautiful glass railings, new flooring, and a striking wood-burning fireplace that creates a warm focal point in the living room. The kitchen has been fully updated with sleek cabinetry, a large central island, trendy marble backsplash, modern counters, and stainless steel appliances. Patio doors extend the living space to a sunny west-facing two-tiered deck and a private, low-maintenance backyard&mdash;bathed in sun all afternoon and evening. The main level offers 3 bedrooms, 2 bathrooms (including one ensuite), both which have also been beautifully renovated. The lower level is a fully self-contained legal suite with 3 bedrooms, a private entrance, and its own front-load washer/dryer. Bright windows and an efficient layout make it highly desirable. With a total of 6 bedrooms and 3 bathrooms throughout, this home provides exceptional income potential and flexibility&mdash;live up and rent down, or rent out both levels for maximum return, or use the space for extended family members. Additional upgrades include newer A/C, furnace, hot water tank, roof, eaves, soffits, and paint, ensuring minimal maintenance for years to come. A double detached garage with alley access adds even more rental appeal and convenience. Backing directly onto a green space and off-leash park, this property combines an outdoor lifestyle and investment value. With its legal suite, beautiful modern finishes, and a sun-soaked west-facing backyard, this home is a must-see for investors or anyone looking for a smart buy. Priced well below value, this home is ready to move quick.

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