



# 110 Hunterbrook Place Calgary Alberta

\$475,000

This bi-level offers nearly 1000 sqft, with 2 beds/1 bath upstairs and a 3-bed/1-bath illegal suite below. Great investment opportunity--live up and rent down as a mortgage helper! Shared front entry leads to a bright living room with laminate flooring and a cozy wood-burning fireplace. The dining room opens to a west-facing balcony for sunset views. Two bedrooms and a 4pc bath complete the upper level. Downstairs, there are 3 bedrooms, living/dining space, kitchen, 3pc bath, and shared laundry. The fenced yard is perfect for pets, and the home backs onto Nose Hill Park with nearby walking paths and dog parks. Close to shopping, schools, transit, and major routes, including 14th St and Deerfoot Trail. Downtown is a 16-min drive! (id:6769)

Laundry room 2.08 M x 1.52 M

Living room 6.12 M x 3.63 M

Kitchen 3.20 M x 2.72 M

Dining room 3.20 M x 2.72 M

Primary Bedroom 3.81 M x 3.33 M

Bedroom 3.48 M x 2.54 M

4pc Bathroom 2.54 M x 1.96 M

Family room 3.61 M x 2.29 M

Other 3.61 M x 2.46 M

Bedroom 3.61 M x 3.58 M

Bedroom 3.43 M x 2.57 M

Bedroom 3.61 M x 3.18 M

3pc Bathroom 2.06 M x 2.54 M

Listing Presented By:



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**Mirror**

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