



## 107512 Huntridge Crescent Calgary Alberta

\$979,900

CALLING ALL INVESTORS! Great opportunity to own a full side by side duplex w/2 illegal suites in a prime Huntington Hills location. This spacious bi-level w/2300 sq.ft above grade (total) w/an entry way that allows for private access into the upper and lower suite. Each side is a mirror image of each other and offers a very functional floorplan in all 4 units. The upper level on each side has a large living room w/a big picture window and plenty of room for your furniture. Spacious dining space is open to the living room and kitchen w/patio doors leading out to the deck. The kitchen has good counter space and storage. 3 bedrooms & 4-pc bath complete with a washer & dryer. The lower suites are well sized with open concept living between the kitchen, dining and living room. The bi-level design offers large windows in the basement that provide great natural light to the living space. 2 bedrooms, a 4-pc bath and a washer & dryer make all 4 units self contained. A huge added bonus is that each side of the duplex comes with 2 furnaces (in one utility room)...each unit can control their own temperature! 7510 has 2 mid efficient furnaces. 7512 has 2 high efficient furnaces. Large corner lot offers a parking pad for 2 cars plus tons of street parking in front of each entrance of the property. Location can't be beat w/transit right out your front door and quick access to the bus loop. Superstore is a quick walk away and all levels of schooling are in close proximity. Easy access to Deerfoot Trail and Centre St. With great privacy between each suite, spacious living and great amenities nearby, finding great tenants is easy! (id:6769)

Living room 15.17 Ft x 14.33 Ft

Eat in kitchen 17.83 Ft x 10.42 Ft

4pc Bathroom Measurements not available

Bedroom 12.42 Ft x 9.42 Ft

Bedroom 12.92 Ft x 11.50 Ft

Living room 15.17 Ft x 14.33 Ft

Eat in kitchen 17.83 Ft x 10.42 Ft

Bedroom 13.92 Ft x 9.42 Ft

Bedroom 12.92 Ft x 10.00 Ft

Kitchen 11.00 Ft x 9.75 Ft

Dining room 11.42 Ft x 8.42 Ft

Living room 15.67 Ft x 13.83 Ft

Primary Bedroom 13.42 Ft x 9.92 Ft

Bedroom 10.00 Ft x 9.58 Ft

4pc Bathroom Measurements not available

Bedroom 9.75 Ft x 8.92 Ft

Kitchen 11.00 Ft x 9.75 Ft

Dining room 11.42 Ft x 8.42 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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