



# 110 Hunterbrook Place Calgary Alberta

\$475,000

STEPS FROM NOSE HILL PARK - 2-BED UP/3-BED DOWN ILLEGAL SUITE IN NW COMMUNITY OF HUNTINGTON HILLS! Welcome to this incredible investment opportunity in NW Calgary! Situated on a CUL-DE-SAC street, this is a BI-LEVEL nearly 1000 SQFT 2-bed/1-bath property, with a READY-TO-GO 3-bed/1-bath illegal suite down below which does currently have a tenant. Rent out both doors or live up and rent down and use as a MORTGAGE HELPER! There is a shared entry through the front door situated on the side of the home, which opens into a foyer and leads to the upstairs unit. This unit features a LARGE BRIGHT LIVING ROOM with LAMINATE FLOORING THROUGHOUT and CHARACTER WOOD-BURNING BRICK FIREPLACE! Dedicated dining room space and a WELL-TAKEN CARE OF COZY KITCHEN with a smaller EAT-AT KITCHEN ISLAND. The dining room opens onto a WEST-FACING BALCONY with GREAT SUNSET VIEWS. To complete the upstairs, there are two generously-sized bedrooms and a full 4pc bathroom with LOTS OF COUNTER SPACE. Heading downstairs, you will find 3 more good-sized bedrooms all with windows which would be EASY TO MAKE EGRESS as they are mostly above ground and would not require window wells to be dug. There is also a space which can be used as a living/dining room, den or extra room, plus kitchen area and 3-pc bathroom. Additionally, there is a common laundry downstairs which can be easily walled-off. Outside of the home, there is a FULLY-FENCED IN backyard which makes this home DOG-FRIENDLY, and a BACK LANE. Most impressively, this home is situated LESS THAN A 1 MIN WALK TO NOSE HILL PARK on a LOVELY TREE-LINED CUL-DE-SAC STREET! With an abundance of WALKING/BIKING PATHS and AT-LEAST 3 DOG PARKS WITHIN A 5-MIN WALK, there is no shortage of green spaces around to enjoy nature. For all of your shopping/convenience needs there is Beddington Towne Centre again within walking distance, John G. Diefenbaker High Schoo...

Living room 6.17 M x 3.68 M

Dining room 3.05 M x 2.87 M

Kitchen 3.35 M x 2.77 M

Primary Bedroom 3.51 M x 3.83 M

Bonus Room 2.34 M x 3.66 M

Laundry room 5.36 M x 2.52 M

Furnace .84 M x 2.64 M

Bedroom 3.20 M x 3.66 M

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Bedroom 3.53 M x 2.59 M

4pc Bathroom 2.29 M x 2.59 M

Bedroom 3.63 M x 3.63 M

Bedroom 4.24 M x 2.59 M

3pc Bathroom 2.11 M x 2.59 M