



# 1107 Hunterston Hill Calgary Alberta

\$599,900

Discover the Potential in Huntington Hills! This Fixer-Upper is your opportunity to create the home of your dreams nestled in one of Calgary's most sought-after locations! With OVER 1900 square feet of developed living space, this charming bungalow sits on a HUGE CORNER LOT and is ready for your personal touch. Inside you'll find 4 bedrooms and 2 bathrooms, including 3 bedrooms on the main level with a spacious primary, a large kitchen with a cozy eating area, separate dining room with patio doors leading to a private, East facing deck, a spacious living room perfect for gatherings, and developed basement with SEPARATE ENTRANCE - great for potential suite (subject to city requirements) or added space. This versatile basement offers plenty of room for privacy and entertainment with 1 bedroom plus den, 2pc bath, a family/flex room with a cozy stone-faced fireplace, and massive laundry/mechanical/storage room. Mostly original home but all big ticket items have been changed over the years: Triple Pane Windows, Roof Shingles, HE Furnace and Newer HWT, main floor bathroom. This home is a FLIPPERS DREAM or excellent INVESTMENT OPPORTUNITY with easy access to Nose Hill Park, bike paths, off-leash areas, schools, shopping, Deerfoot City, and just 20 minutes to downtown. You'll love the south facing backyard, double detached garage, and plenty of parking. Whether you're looking to renovate, flip, or invest, this home holds incredible potential. Don't miss your chance to transform this gem in Huntington Hills! (id:6769)

Laundry room 18.25 Ft x 13.50 Ft

Family room 16.75 Ft x 15.92 Ft

Den 12.67 Ft x 12.17 Ft

Bedroom 12.67 Ft x 12.17 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Other 9.42 Ft x 4.42 Ft

Living room 12.00 Ft x 19.42 Ft

Dining room 9.67 Ft x 9.33 Ft

Other 15.00 Ft x 12.58 Ft

Bedroom 9.08 Ft x 11.00 Ft

Bedroom 9.00 Ft x 10.25 Ft

Primary Bedroom 10.25 Ft x 13.83 Ft

Other 7.08 Ft x 6.42 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



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Greater Property Group

<http://www.MyHomeAgent.ca>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca