



428 Huntbourne Hill Calgary Alberta

\$650,000

This charming bi-level home is situated on a quiet street across from a park, offering easy access to schools (both public and separate), bus routes, Deerfoot City, Save-On-Foods, and Superstore. Legal suite! A perfect opportunity to live upstairs and rent out the lower level. The upper level features 2 bedrooms and a 5-piece bathroom with a deep jetted tub. The airy, open-concept kitchen and living room are bright and inviting, complemented by a separate laundry area with a newer washer and dryer. Downstairs, the Legal suite with separate entrance includes a spacious bedroom, a huge family room, a 3-piece bathroom, and a second updated kitchen with new counters and a tile backsplash—this space could be converted into a fourth bedroom if desired. The lower level also has its own laundry/storage area. Outside, you'll find a double detached heated garage, a long front driveway providing ample parking, and RV parking in the back. The yard boasts newer fencing, a large concrete patio, a spacious deck, and mature landscaping. This home has seen many updates, including new appliances, a new hot water tank in the basement suite, some new windows, and more. A fantastic investment opportunity, with a wonderful long-term lower level tenant willing to stay, allowing you to start collecting rent immediately. This one won't last—don't miss out! (id:6769)

Kitchen 15.83 Ft x 10.25 Ft
Living room 13.92 Ft x 12.67 Ft
Bedroom 12.50 Ft x 11.83 Ft
3pc Bathroom 7.58 Ft x 7.08 Ft
Laundry room 8.33 Ft x 8.00 Ft
Furnace 11.08 Ft x 5.08 Ft
Living room 16.42 Ft x 13.25 Ft

Dining room 12.33 Ft x 9.25 Ft
Laundry room 5.67 Ft x 2.92 Ft
Primary Bedroom 12.42 Ft x 9.92 Ft
Other 7.00 Ft x 4.25 Ft
Bedroom 10.00 Ft x 10.00 Ft
Foyer 6.59 Ft x 3.67 Ft
5pc Bathroom 11.67 Ft x 8.83 Ft

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