

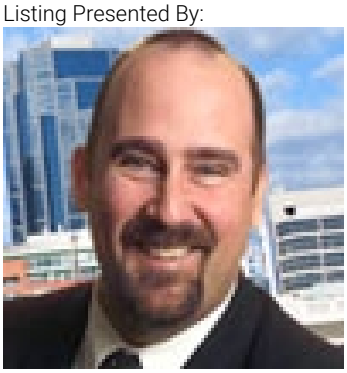
56 Hunter Street Calgary Alberta

$714,900

Location, location, location! This bright bungalow sits on a 60' x 100' R-C2 CORNER LOT on Hunter Street in the heart of Highwood, directly across the street from Colonel Irvine Junior High School, Highwood Outdoor Pool, and Highwood Community Hall and outdoor rink, with green space steps from the door. Bus stops are close by, and McKnight Boulevard, John Laurie Boulevard and 4 Street NW connect you quickly to downtown, Nose Hill Park and the rest of the city. The main floor features oak hardwood flooring, a bright living room anchored by a wood-burning fireplace, three bedrooms and one full bathroom. The kitchen faces SE onto the rear yard garden and East corner breakfast nook has both long views to the horizon and views to the garden, making it a beautiful place to start the day. The developed basement adds a large recreation room, an extra bedroom (window is not egress), an open den with authentic cedar walls, a 3-piece bathroom, a laundry room, a large cold room and extra storage. A radon mitigation system is in place for added peace of mind. Outside, there is plenty of room to enjoy with a north-facing front yard and a sweet south-facing private backyard . Whether it's gardening with an established massive vegetable garden, landscaping, barbecuing, relaxing- there's plenty of space to make your own here. There are many mature and well cared for trees on the lot. The opportunity here goes well beyond the current home. Move in and enjoy the house as is, renovate to suit your vision, or plan for the future and build your dream home (there are options!). The gentle slope of the backyard allows for a walk-up or semi-walkout basement entry, connected to the detached double garage with direct access to the lower level. There are many new infills on Hunter Street, and this corner parcel suits redevelopment into two 3 storey infill homes, subject to City approval...

Den 12.83 Ft x 7.50 Ft
Recreational, Games room 14.67 Ft x 29.83 Ft
3pc Bathroom .00 Ft x .00 Ft
Living room 21.08 Ft x 13.17 Ft
Dining room 9.67 Ft x 10.08 Ft
Kitchen 13.08 Ft x 10.50 Ft
Primary Bedroom 12.17 Ft x 9.67 Ft
Bedroom 11.17 Ft x 9.33 Ft
Bedroom 12.17 Ft x 8.92 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

http://www.dannywai.com/

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