

# \$498,000 - 7523 Huntervalley Road Nw, Calgary

MLS® #A2207855

## \$498,000

3 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.08 Acres

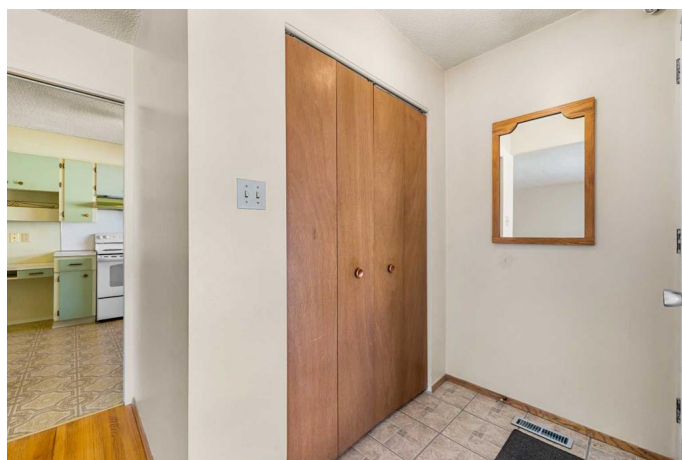
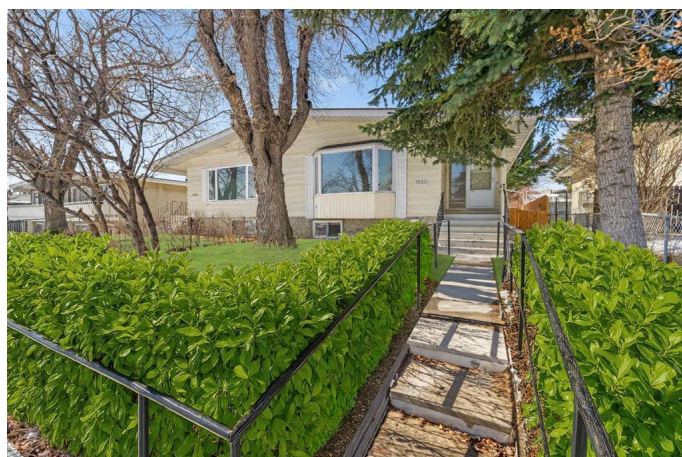
Huntington Hills, Calgary, Alberta

Rare Oversized Semi-Detached home in Prime Huntington Hills Location! With over 1360 sq. ft. on the main level, this original bungalow offers a wide open living space. Meticulous gleaming hardwood floors adorn the main living area, plus 3 bedrooms. The living /dining room combination allows for privacy from the kitchen, which offers a large eat-in nook. The master suite boasts a 2 piece ensuite bathroom (rare for this era of home) and the second/third bedrooms are generously scaled. A four piece bathroom completes the main level. A separate side entrance to the property makes it perfect for those interested in developing the basement as extra living space. The large fenced yard offers a private sunny oasis. Walking distance to all schools & amenities, walk to SuperStore, steps to transit! Newer roof and eavestroughs/leaf gutters. Lovingly maintained and so "sparkling clean"!

Built in 1968

## Essential Information

MLS® #	A2207855
Price	\$498,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,368



Acres	0.08
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	7523 Huntervalley Road Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K4K9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Built-in Features, Chandelier, Laminate Counters, Wood Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.