

# \$719,000 - 616 Hunterston Bay Nw, Calgary

MLS® #A2200013

**\$719,000**

2 Bedroom, 2.00 Bathroom, 2,116 sqft  
Residential on 0.16 Acres

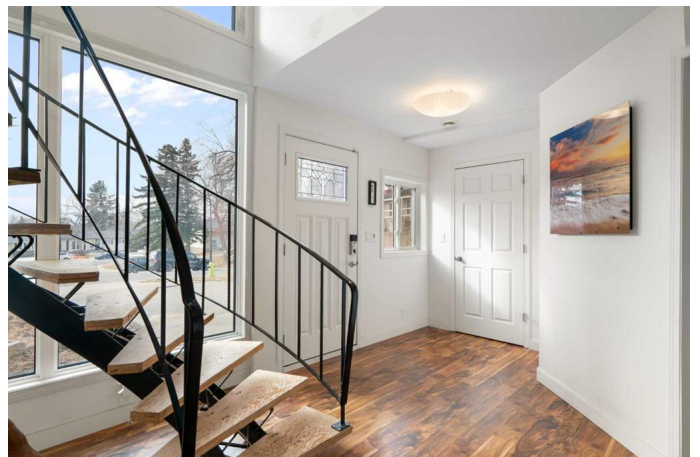
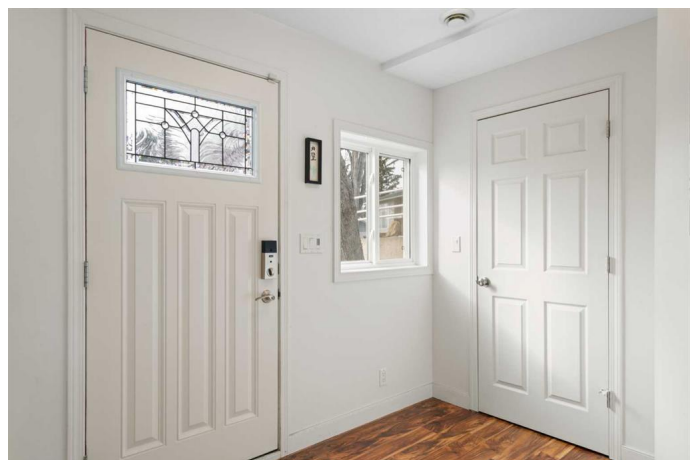
Huntington Hills, Calgary, Alberta

Discover this one-of-a-kind walkout bungalow in the highly sought-after community of Huntington Hills! With down-sizers and singles in mind, this home offers a unique layout, featuring a massive primary retreat on the main floor (formerly two bedrooms) and a well-designed 3-piece bathroom with heated floors, an electronic lighted mirror, and a Solatube for natural light. There are two additional bedrooms (one is currently used as an office) on the walkout lower level which also has a 3-piece bathroom. The designer dream kitchen is a standout, boasting a massive island, abundant storage, an appliance garage, and a broom closet. The sun-filled family room features a wood-burning fireplace.

French doors (with blinds in the windows) from both the kitchen and primary bedroom lead to an expansive back deck.

Outdoors, enjoy a low-maintenance yard with a vinyl rear fence with sliding gate, a gas firepit, and a side yard that gets beautiful morning light—perfect for coffee time or maybe a little herb or flower garden. Parking is no issue with a large detached garage 30 x 24 x 22 (approx) featuring 220V service and a 17'™ RV parking pad. There is also a convenient front driveway, the only one in the cul de sac!

The walkout lower level provides great versatility with the spacious front entrance, walk in closet, 2 bedrooms, laundry room, workshop space off the gym area (this could easily be converted into a family room). Plus,



enjoy peace of mind with a newer furnace (2018), Pex plumbing, upgraded insulation. With extensive decking, a circular staircase, and thoughtful upgrades throughout, this home is truly special. Book your showing today!

Built in 1969

### Essential Information

MLS® #	A2200013
Price	\$719,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,116
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	616 Hunterston Bay Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4N1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Wine Refrigerator

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Pie Shaped Lot
Roof	Asphalt/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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