

# \$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, Wood Windows, Laminate Counters |
| 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 | 29              |
| Zoning         | R-CG            |

### Listing Details

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