

\$744,900 - 7239 Hunterdale Road Nw, Calgary

MLS® #A2257165

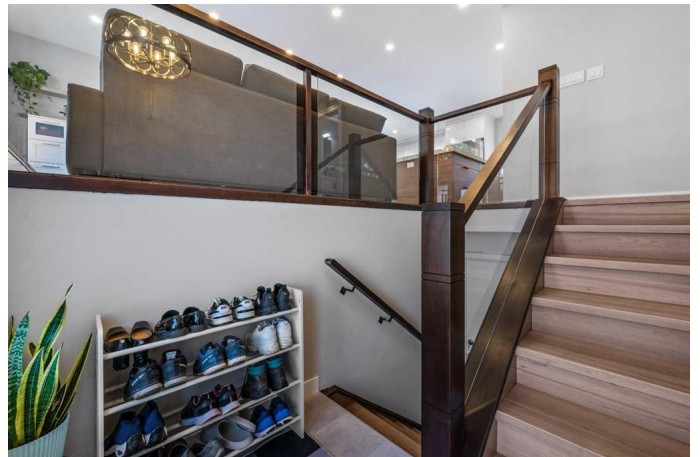
\$744,900

6 Bedroom, 3.00 Bathroom, 1,141 sqft
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

OPEN HOUSE: SATURDAY 20TH
SEPTEMBER 11:00AM-01:00PM.

Attention investors and savvy buyers! This renovated bi-level home in the established friendly community of Huntington Hills, offers a rare turn-key opportunity with a new legal basement suite boasting 3 bedrooms and a long list of high-value updates. The main level is bright and open, showcasing beautiful glass railings, new flooring, and a striking wood-burning fireplace that creates a warm focal point in the living room. The kitchen has been fully updated with sleek cabinetry, a large central island, trendy marble backsplash, modern counters, and stainless steel appliances. Patio doors extend the living space to a sunny west-facing two-tiered deck and a private, low-maintenance backyardâ€”bathed in sun all afternoon and evening. The main level offers 3 bedrooms, 2 bathrooms (including one ensuite), both which have also been beautifully renovated. The lower level is a fully self-contained legal suite with 3 bedrooms, a private entrance, and its own front-load washer/dryer. Bright windows and an efficient layout make it highly desirable. With a total of 6 bedrooms and 3 bathrooms throughout, this home provides exceptional income potential and flexibilityâ€”live up and rent down, or rent out both levels for maximum return, or use the space for extended family members. Additional upgrades include newer A/C, furnace, hot water tank, roof, eaves, soffits,



and paint, ensuring minimal maintenance for years to come. A double detached garage with alley access adds even more rental appeal and convenience. Backing directly onto a green space and off-leash park, this property combines an outdoor lifestyle and investment value. With its legal suite, beautiful modern finishes, and a sun-soaked west-facing backyard, this home is a must-see for investors or anyone looking for a smart buy. Priced well below value, this home is ready to move quick.

Built in 1968

Essential Information

MLS® #	A2257165
Price	\$744,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,141
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7239 Hunterdale Road Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Separate Entrance, Storage

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 1

Fireplaces Mixed

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Garden, Lighting, Other, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Greenbelt

Roof Asphalt Shingle

Construction Metal Siding, Other, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office eXp Realty

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