

727 Hunterston Road NW Calgary, AB T2K 4M5

Residential
Incomplete
Banner:

A2202591**DOM:** 0 **LP:** \$699,000.00**CDOM:** **OP:****Fully Renovated Bungalow in Huntington Hills – Modern Living with Rental Potential!**

Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Huntington Hills
Type:	House	Ttl Beds:	5
Levels:	One	F/H Bth:	2/1
Year Built:	1969	RMS SQFT:	1,371.00
LINC#:	<u>0018982413</u>	LP/SF:	\$509.85
Arch Style:	Bungalow	Suite:	Suite - Illegal
Possession:	Immediate, Negotiable		
Lot Dim:		Lot Size:	5500 SF 510.96 SM
Front Length:	33.52M 110' 0"	Lot Depth:	109.98 M 360.84'
Legal Desc:	6042JK;27;35		
Legal Pln:	6042JK	Blk:	27
		Lot:	35
		Condo:	No
Zoning:	R-CG	Tax Amt/Yr:	\$3,145.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	None Known		

Public Remarks: If you've been searching for a fully renovated bungalow that offers modern style, rental potential, and a prime location, this is be THE home for you. Welcome to 727 Hunterston Road NW, a fully renovated home in Huntington Hills, a well-established community known for its parks, schools, and unbeatable convenience. This home was designed to impress— a bright and open layout, with a functional kitchen that includes a large island, stainless steel appliances, and modern finishes throughout. With three spacious bedrooms on the main, including a primary suite with an ensuite bathroom, this home provides the perfect balance of style and function. And check this out—a cozy family room with a fireplace, skylight, and direct access to the deck, making it the ultimate space for relaxing or entertaining. But wait, there's more! This home features a fully finished illegal basement suite, complete with its own separate entrance and private laundry. With three additional bedrooms, a full kitchen, and stainless steel appliances, this space is move-in ready for extended family or rental income. Outside, you'll find a beautifully landscaped front yard, a back lane for easy access, and plenty of space for summer gatherings. And let's talk about location—Huntington Hills is a sought-after community, with parks, schools, shopping, and even Nose Hill Park just minutes away. Whether you're looking for a stunning home for your family or an investment property with rental potential, this is a rare opportunity you don't want to miss. If this home checks the boxes for you, let's set up a time for you to see it in person. Reach out today!

Directions:Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	0	0	2	0	0	Bed Abv:	3	Main:	127.37	Mtr2	1,371.00	SqFt
EnSt Bth:	0	1	0	0	0	0	Rms Abv:	9	Blw Grade:	99.41	Mtr2	1,070.00	SqFt
									Total AG:	127.37	Mtr2	1,371.00	SqFt


Property Information

Basement:	Separate/Exterior Entry, Finished, Full, Suite	Laundry Ft:	Lower Level, Main Level, Multiple Locations
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Laminate, Tile
Exterior Feat:	Other	Fencing:	Partial
Roof Type:	Asphalt Shingle	Balcony:	See Remarks
Reports:	RMS Supplements		
Parking:	Parking Pad Total: 2		
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Few Trees, Gentle Sloping, Landscaped, Lawn		
Goods Include:	Refrigerator, Range Hood, Electric Range, Washer/Dryer		
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer/Dryer		
Other Equip:	None		
Goods Exclude:	N/A		

Rooms Information

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
Foyer	Main	3' 10" x 4' 8"	1.17M x 1.42M	Kitchen	Main	14' 7" x 11' 11"	4.44M x 3.63M
Dining	Main	9' 11" x 10' 5"	3.02M x 3.18M	Living	Main	16' 4" x 12' 8"	4.98M x 3.86M
Laundry	Main	5' 0" x 2' 8"	1.52M x 0.81M	Sun/Solar	Main	11' 5" x 15' 10"	3.48M x 4.82M
Living	BSMT	19' 8" x 17' 1"	6.00M x 5.21M	Eat in Kit	BSMT	8' 8" x 7' 9"	2.64M x 2.36M
Frn/Util	BSMT	7' 6" x 4' 10"	2.29M x 1.47M	Laundry	BSMT	4' 8" x 6' 7"	1.42M x 2.01M
Other	Main	19' 11" x 22' 5"	6.07M x 6.83M	Storage	BSMT	6' 4" x 3' 3"	1.93M x 0.99M
Primary Bed	Main	13' 7" x 11' 5"	4.14M x 3.48M	Bedrm	Main	11' 3" x 8' 4"	3.43M x 2.54M
Bedrm	Main	11' 3" x 7' 10"	3.43M x 2.39M	Bedrm	BSMT	13' 8" x 8' 6"	4.17M x 2.59M
Bedrm	BSMT	13' 10" x 10' 2"	4.22M x 3.10M	4pc Bathroom	Main	8' 7" x 4' 11"	2.62M x 1.50M
2pc Ensuite bath	Main	5' 0" x 4' 5"	1.52M x 1.35M	4pc Bathroom	BSMT	8' 9" x 4' 11"	2.67M x 1.50M

Agent & Office Information

List Agent: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [Real Broker](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386

Phone: [403-809-9386](#)
Phone: [855-623-6900](#)
Firm Fax:
List Date: 03/14/2025

Comm:	3.5% on the first 100k, 1.5% on the balance	Expiry Dt:	05/15/2025	
LB Type/Info:	SentriLock/At gate to the back	With Dt:		
Owner Name:	Singh	Ownership:	Private	
Occupancy:	Vacant	Exclusion:	No	
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaheer.com		Dower Rt:	
		SRR:	No	
	Printed Date: 03/14/2025 3:17:38 PM			

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).