

# \$899,000 - 1272 Hunterburn Crescent Nw, Calgary

MLS® #A2207209

**\$899,000**

5 Bedroom, 3.00 Bathroom, 1,053 sqft  
Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

**\*\*OPEN HOUSE APR 12TH 1PM-3PM & APR 13TH 11AM-1PM\*\*** This FULLY RENOVATED 3-bed bungalow with a 2-bed BASEMENT LEGAL SUITE in Huntington Hills, just half a block from Nose Hill Park! This nearly 2,000 sq ft home boasts a spacious interior and expansive outdoor space, featuring a MASSIVE NW-FACING BACKYARD with a raised wooden deck, 2x freshly poured concrete patios, ample yard space, and a detached double garage that is drywalled and insulated. Updates to the home include new roof soffits, a transformed exterior, triple-pane windows throughout, including new oversized egress windows in the basement, LVP flooring throughout, updated electrical systems, a new TRANE high-efficiency furnace, and an oversized 50-gallon "Bradford White" water tank, along with new stainless steel appliances in both the upper and lower levels, a gourmet kitchen with quartz countertops, and SO MUCH MORE! The open-concept kitchen showcases custom shaker-style cabinetry, a glass tile backsplash, a large peninsula island with an oversized granite under-mounted sink, additional storage, and space for bar seating. The stainless steel appliance package includes a French door fridge/freezer and an LG GAS SMART RANGE. A dedicated dining area featuring a panelled wall has plenty of room for a table accommodating six people and provides direct access to the rear deck. The main floor living area boasts an electric fireplace with custom



millwork surround, and the entire main floor is enhanced with pot lighting and modern light fixtures. The primary bedroom boasts a 3-piece ensuite featuring a fully-tiled stand-up shower with a glass enclosure. All bathrooms are designed with built-in niches for extra bottle storage. Additionally, there are two more bedrooms, a main 4-piece bathroom with a fully-tiled tub/shower combo and tiled flooring, a spacious entryway with a custom coat closet, and a laundry closet with a brand new LG WashTower washer/dryer combo. Downstairs, the entire basement has been remodelled down to the studs. It boasts a fully equipped kitchenette with brand-new stainless-steel appliances, a spacious dining/living room featuring a WOOD-BURNING FIREPLACE, two more bedrooms, another 4-piece bath with a fully-tiled tub/shower combo and heated tiled flooring, and a dedicated laundry area with side-by-side washer and dryer. The basement walls have been upgraded with spray foam insulation, new drywall, sound channels, and additional insulation for enhanced soundproofing and energy efficiency. Huntington Hills is an established, affordable neighbourhood perfect for raising children. Recreational options are abundant, with Nose Hill Park, Confluence Park, the Huntington Hills Community Association, and the Thornhill Aquatic Centre blocks away. Convenient shopping includes local strip malls, and Deerfoot City is only a 5-minute drive away. Plus, the Airport is only 15 minutes away! Build confidence with your lender with a legal suite and reap the tax benefits as well! (Renovation lists available!)

Built in 1971

### **Essential Information**

MLS® #	A2207209
Price	\$899,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,053
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1272 Hunterburn Crescent Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4T2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated, See Remarks
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony, Lighting
-------------------	-------------------

Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Composite Siding, Concrete, Mixed, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.