

**7604 Hunterfield Road NW  
Calgary, Alberta**

**MLS # A2202832**



**\$638,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this large bungalow with 1217 sq ft. Total 6 bedrooms, 3.5 baths. Spacious living room. The kitchen features revitalized cupboards, newer tile backsplash, tap, lights, baseboards & newer tile flooring. The full bath & rare 2 piece ensuite in the master bedroom. Basement developed with a 60's retro look rec room, 3 good size bedrooms. Roof & fence done in 2011; eavestrough on the house is 8 yrs old. Windows & Moldings , front walkway/steps replace the dilapidated concrete blocks are 7 yrs old. Sunny concrete patio on the south side yard. Large yard. Huge insulated 24x24 detached garage. Walking distance to Comm Ctr, buses stops, buses stations & 6 schools (ES to HS) west of Centre Street. 3 supermarkets, banks, restaurants, swimming pool and library.