

# \$549,000 - 7031 Hunterbow Crescent Nw, Calgary

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MLS® #A2265233

**\$549,000**

3 Bedroom, 2.00 Bathroom, 1,117 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

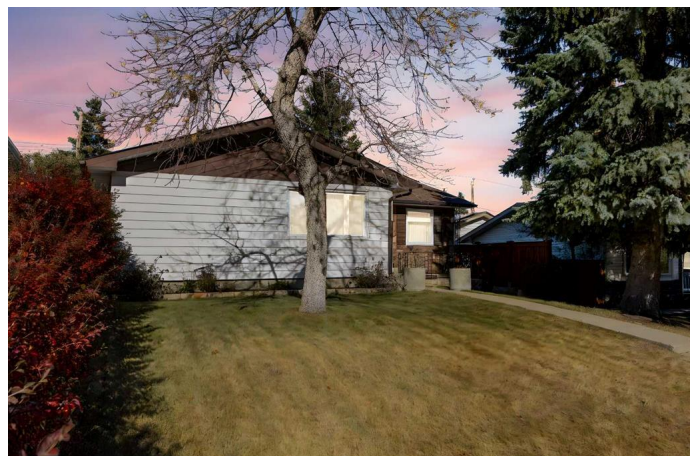
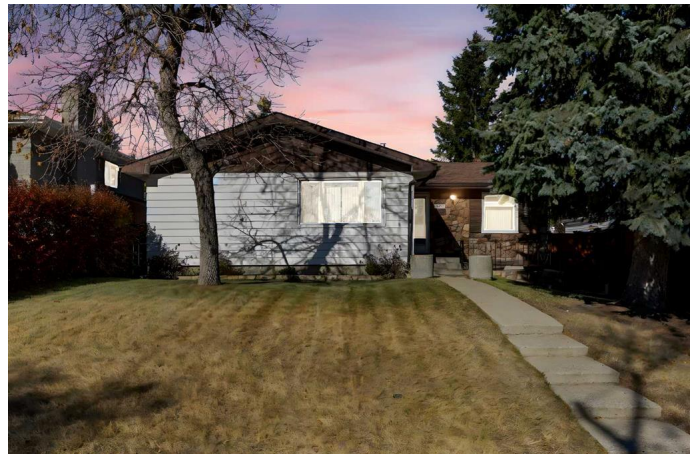
Welcome to your future home! This well-maintained single detached bungalow boasts over 2100 square feet of total living space, featuring 3 spacious bedrooms and 2 full bathrooms. While the home carries a dated charm, its solid structure and newer windows promise a fantastic foundation for your renovations.

Nestled in a desirable neighborhood, this property is just steps away from the beautiful Nose Hill Park, offering a tranquil escape in an urban setting. Enjoy easy access to a wealth of amenities, including schools, shopping, transit, parks, and major roadways, making commutes and daily errands a breeze.

The oversized garage is a standout feature, equipped with workshop space, heating, and separate electrical amp—“an exceptional find for urban living. The backyard is your private oasis, complete with high-quality fencing for enhanced privacy and a serene koi pond, perfect for relaxation.

This home is listed below assessed value, presenting a unique opportunity for buyers looking to invest in a property that can be transformed into their dream home. Don’t miss your chance to own a piece of this prime real estate in a peaceful cul-de-sac, where convenience meets tranquility!

Built in 1968



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265233    |
| Price          | \$549,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,117       |
| Acres          | 0.13        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 7031 Hunterbow Crescent Nw |
| Subdivision | Huntington Hills           |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2K 4R4                    |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 3                                                             |
| Parking        | Double Garage Detached, Heated Garage, Oversized, Parking Pad |
| # of Garages   | 2                                                             |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Bar, No Animal Home, No Smoking Home, See Remarks             |
| Appliances        | Bar Fridge, Electric Stove, Freezer, Range Hood, Refrigerator |
| Heating           | Forced Air, Humidity Control, Natural Gas                     |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Other, Private, Rectangular Lot, See Remarks, Views |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Metal Siding, Stone |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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