

# \$500,000 - 7132 Hunterville Road Nw, Calgary

MLS® #A2204986

**\$500,000**

4 Bedroom, 2.00 Bathroom, 929 sqft  
Residential on 0.08 Acres

Huntington Hills, Calgary, Alberta

Welcome to 7132 Hunterville Road, a charming and well-maintained home nestled in the highly sought-after community of Huntington Hills. This inviting residence offers a blend of comfort, functionality, and thoughtful updates, making it an ideal choice for families and investors alike. Upon entering, you are welcomed into a spacious and sunlit living room, where a large front window allows natural light to pour in, creating a warm and inviting atmosphere. The open-concept flow leads seamlessly into the dining area and kitchen, a well-appointed space featuring crisp white cabinetry, ample counter and cupboard space, and a built-in china cabinet—perfect for additional storage and display. Whether you're preparing a family meal or entertaining guests, this kitchen is designed for both style and efficiency. Down the hall, you'll find a generously sized primary bedroom, offering a peaceful retreat at the end of the day. The second bedroom is equally versatile, ideal for a child's room, home office, or guest space. A 4-piece bathroom completes the main level, along with a convenient mudroom that provides direct access to the side entrance—perfect for busy households. The fully developed lower level expands the home's living space, featuring a large family room, ideal for movie nights, game days, or hosting gatherings. This level also includes two additional spacious bedrooms, a 3-piece bathroom, a dedicated storage room, and a separate laundry area for added



convenience. Recent updates include a new ceiling in the basement, enhancing both aesthetics and functionality. Step outside to discover the expansive backyard, a true outdoor oasis. Whether you're enjoying summer evenings around the outdoor fire pit, gardening, or simply unwinding, this space offers endless possibilities for relaxation and entertainment. Additional highlights of this home include a newer (2024) hot water tank and (2025) furnace, along with recent upgrades such as a new kitchen sink and countertops, ensuring modern convenience and peace of mind. Located in a vibrant and family-friendly neighborhood, Huntington Hills offers easy access to schools, parks, shopping, transit, and recreational facilities. Don't miss this incredible opportunity to own a beautiful and functional home in a prime location!

Built in 1968

### Essential Information

MLS® #	A2204986
Price	\$500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.08
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	7132 Hunterville Road Nw
Subdivision	Huntington Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2K 4J8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Treed
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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