

\$679,900 - 616 Hunterston Bay Nw, Calgary

MLS® #A2200013

\$679,900

3 Bedroom, 2.00 Bathroom, 2,145 sqft

Residential on 0.16 Acres

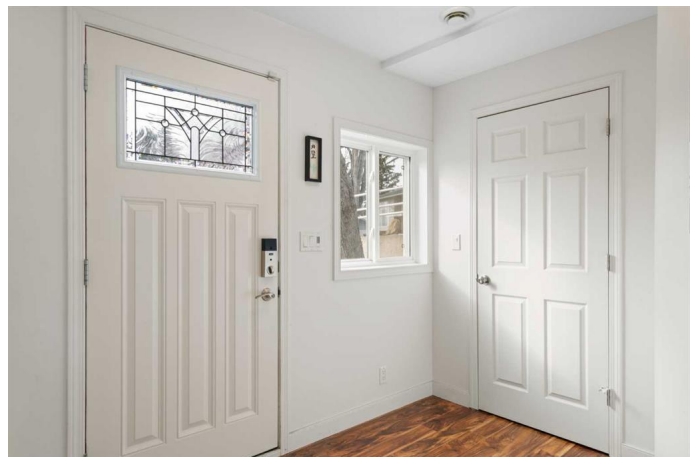
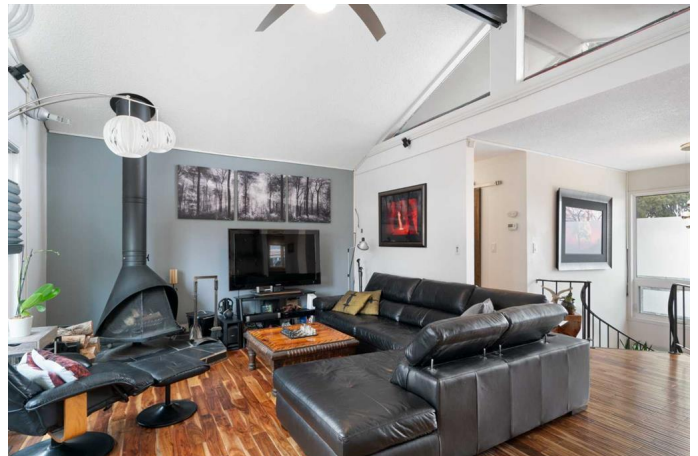
Huntington Hills, Calgary, Alberta

Discover this one-of-a-kind walkout bungalow in the highly sought-after community of Huntington Hills! With down-sizers and singles in mind, this home offers a unique layout, featuring a massive primary retreat on the main floor (formerly two bedrooms) and a well-designed 3-piece bathroom with heated floors, an electronic lighted mirror, and a Solatube for natural light. There are two additional bedrooms (one is currently used as an office) on the walkout lower level which also has a 3-piece bathroom. The designer dream kitchen is a standout, boasting a massive island, abundant storage, an appliance garage, and a broom closet. The sun-filled family room features a wood-burning fireplace.

French doors (with blinds in the windows) from both the kitchen and primary bedroom lead to an expansive back deck.

Outdoors, enjoy a low-maintenance yard with a vinyl rear fence with sliding gate, a gas firepit, and a side yard that gets beautiful morning light—perfect for coffee time or maybe a little herb or flower garden. Parking is no issue with a large detached garage 30 x 24 x 22 (approx) featuring 220V service and a 17'™ RV parking pad. There is also a convenient front driveway, the only one in the cul de sac!

The walkout lower level provides great versatility with the spacious front entrance, walk in closet, 2 bedrooms, laundry room, workshop space off the gym area (this could easily be converted into a family room). Plus,



enjoy peace of mind with a newer furnace (2018), Pex plumbing, upgraded insulation. With extensive decking, a circular staircase, and thoughtful upgrades throughout, this home is truly special. Book your showing today!

Built in 1969

Essential Information

MLS® #	A2200013
Price	\$679,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,145
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	616 Hunterston Bay Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Wine Refrigerator

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Pie Shaped Lot
Roof	Asphalt/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	37
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.