

\$744,900 - 7239 Hunterdale Road Nw, Calgary

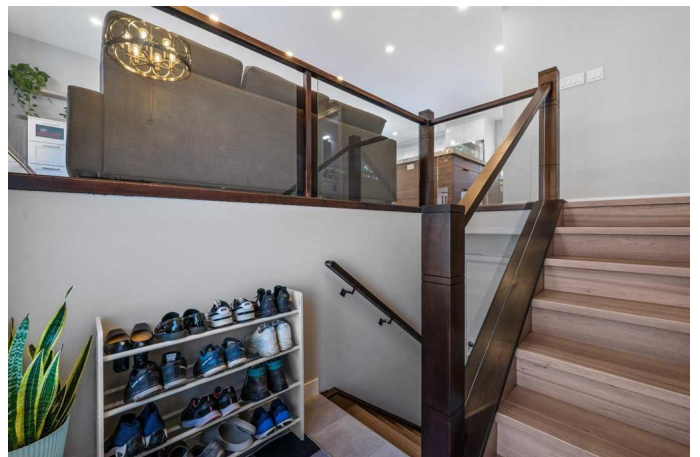
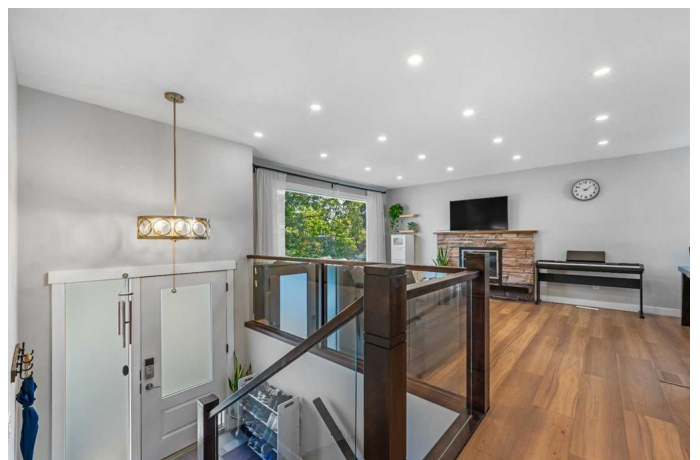
MLS® #A2257165

\$744,900

6 Bedroom, 3.00 Bathroom, 1,141 sqft
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

Attention investors and savvy buyers! This renovated bi-level home in the established friendly community of Huntington Hills, offers a rare turn-key opportunity with a new legal basement suite boasting 3 bedrooms and a long list of high-value updates. The main level is bright and open, showcasing beautiful glass railings, new flooring, and a striking wood-burning fireplace that creates a warm focal point in the living room. The kitchen has been fully updated with sleek cabinetry, a large central island, trendy marble backsplash, modern counters, and stainless steel appliances. Patio doors extend the living space to a sunny west-facing two-tiered deck and a private, low-maintenance backyardâ€”bathed in sun all afternoon and evening. The main level offers 3 bedrooms, 2 bathrooms (including one ensuite), both which have also been beautifully renovated. The lower level is a fully self-contained legal suite with 3 bedrooms, a private entrance, and its own front-load washer/dryer. Bright windows and an efficient layout make it highly desirable. With a total of 6 bedrooms and 3 bathrooms throughout, this home provides exceptional income potential and flexibilityâ€”live up and rent down, or rent out both levels for maximum return, or use the space for extended family members. Additional upgrades include newer A/C, furnace, hot water tank, roof, eaves, soffits, and paint, ensuring minimal maintenance for years to come. A double detached garage with alley access adds even



more rental appeal and convenience. Backing directly onto a green space and off-leash park, this property combines an outdoor lifestyle and investment value. With its legal suite, beautiful modern finishes, and a sun-soaked west-facing backyard, this home is a must-see for investors or anyone looking for a smart buy. Priced well below value, this home is ready to move quick.

Built in 1968

Essential Information

MLS® #	A2257165
Price	\$744,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,141
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	7239 Hunterdale Road Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden, Lighting, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Greenbelt
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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