

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

MLS® #A2257165

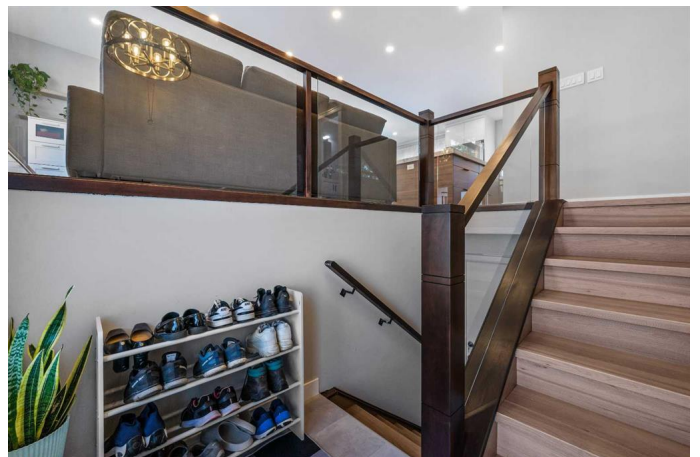
**\$744,900**

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, Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Metal Siding, Other, Wood Frame
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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