

# \$649,900 - 7655 Hunterburn Hill Nw, Calgary

MLS® #A2226719

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

Charming 4-bedroom, 3-bathroom bungalow with spacious living and modern comforts. Welcome to this beautifully maintained bungalow offering 2,389 sq. ft. of total living space. Perfectly designed for family living and entertaining, this home features a large, well-appointed kitchen that flows seamlessly into a spacious dining room—ideal for gatherings and everyday meals. The main floor boasts a bright and inviting living room, convenient laundry room, and a generous primary bedroom complete with a private 2-piece en suite. Two additional bedrooms and a fully renovated, wheelchair accessible bathroom complete the main floor layout, offering comfort and functionality. Downstairs, enjoy a large recreational room, a second cozy living room, a fourth bedroom, and another full bathroom—plenty of space for a growing family, guests, or a home office setup. Step outside to a beautiful backyard featuring a wheelchair accessible pathway from the garage to the house and a deck with a rough in for a wheelchair lift, perfect for summer barbecues or quiet evenings under the stars. This home blends comfort, space, and convenience—all in a sought-after bungalow layout. Don't miss the opportunity to make it yours! Located in the desirable community of Huntington Hills, this home offers the perfect balance of tranquility and convenience. Just minutes away, you'll find the expansive Nose Hill Park—one of North America's largest urban natural parks—offering endless



opportunities for hiking, biking, and enjoying nature. Nearby amenities include local shopping, schools, transit access (including bus routes 2 and 46), and community features such as the Huntington Hills Skatepark and off-leash dog areas. Everything you need is within easy reach, making this an ideal location for families, outdoor enthusiasts, and anyone looking to enjoy the best of Northwest Calgary living.

Built in 1971

**Essential Information**

MLS® #	A2226719
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	7655 Hunterburn Hill Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4S6

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, On Street

# of Garages 2

### Interior

Interior Features Central Vacuum, No Smoking Home, Storage, French Door  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Storage, Rain Barrel/Cistern(s)  
Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Stucco, Aluminum Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 9th, 2025  
Days on Market 7  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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