

\$529,900 - 43 Hunterhorn Place Ne, Calgary

MLS® #A2204915

\$529,900

3 Bedroom, 3.00 Bathroom, 1,166 sqft
Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Welcome to this updated 2-storey home in the desirable community of Huntington Hills with over 1600 SQFT of finished LIVING SPACE. Perfect for families, investors, or developers, this rare gem boasts RCG zoning, offering excellent RENTAL income potential and exciting redevelopment opportunities. Situated on a QUIET CUL-DE-SAC, this fully renovated home features three bedrooms, 2.5 baths, rec room and LARGE den in the basement. The OPEN-CONCEPT main floor is warm and inviting, with a spacious living area and a modern kitchen, complete with GRANITE countertops and upgraded stainless steel appliances. HARDWOOD flooring extends throughout both the main and upper levels, adding a timeless touch of elegance. Upstairs, youâ€™ll find three generously sized bedrooms and a stylish full bath. The DEVELOPED basement, completed in 2020, provides ADDITIONAL LIVING space with a large REC ROOM, an EXTRA ROOM, and a 4-PIECE bath, making it perfect for guests, tenants, or extended family. Step outside to a massive BACKYARD, perfect for kids, pets, or future expansion. The expansive DECK creates an ideal space for summer gatherings, relaxation, or entertaining. AC Installed 2022, hot water tank and furnace replaced 2021 and Deck 2023 (15ft X 14ft). This prime location offers easy access to Deerfoot Trail, 64 Avenue, schools, shopping, and transit. With RCG zoning, the property provides incredible investment potential,



whether you're looking for a turnkey rental, a future multi-unit redevelopment, or a family home with strong long-term value. Opportunities like this don't last" call today to book your private viewing!

Built in 1989

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204915 |
| Price | \$529,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,166 |
| Acres | 0.10 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 43 Hunterhorn Place Ne |
| Subdivision | Huntington Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 6H3 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 1 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |

| | |
|--------------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden |
| Lot Description | Garden, Lawn, Level, Rectangular Lot, Cul-De-Sac, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 23rd, 2025 |
| Days on Market | 11 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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