

# \$318,500 - 1, 7524 Hunterview Drive Nw, Calgary

MLS® #A2233546

**\$318,500**

3 Bedroom, 2.00 Bathroom, 672 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

Attention First-Time Buyers & Investors...NO CONDO FEES! Welcome to 7524 Hunterview Drive NW – an updated 3-bedroom bi-level townhome in the heart of Huntington Hills offering exceptional value and smart use of space. The bright upper level features a functional kitchen, dining and living room with a functioning wood-burning fireplace, with a convenient half bathroom, large storage closet and a private west-facing balcony – perfect for relaxing in the sun. The lower level offers three comfortable bedrooms, a stylish 5-piece bathroom with double sinks, and a large laundry/utility room with plenty of storage. Updated with a newer furnace and hot water tank. Enjoy the bonus of a detached garage at the rear – great for parking or extra storage. Ideally located close to schools, Nose Hill Park, Superstore, Deerfoot City, transit routes, and the Thornhill Aquatic & Recreation Centre. Easy access to Deerfoot Trail and just 15 minutes to downtown. Don't miss this opportunity – book your showing today!

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233546  |
| Price      | \$318,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 672           |
| Acres          | 0.00          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1, 7524 Hunterview Drive Nw |
| Subdivision | Huntington Hills            |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2R 0V9                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 1  |
| Parking        | Garage Faces Rear, On Street, Single Garage Detached |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Master Downstairs, Quartz Counters, Separate Entrance     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Lawn, Street Lighting        |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt/Gravel     |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 9               |
| Zoning         | M-C1            |

### **Listing Details**

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

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