

# \$679,900 - 616 Hunterston Bay Nw, Calgary

MLS® #A2200013

**\$679,900**

3 Bedroom, 2.00 Bathroom, 2,145 sqft  
Residential on 0.16 Acres

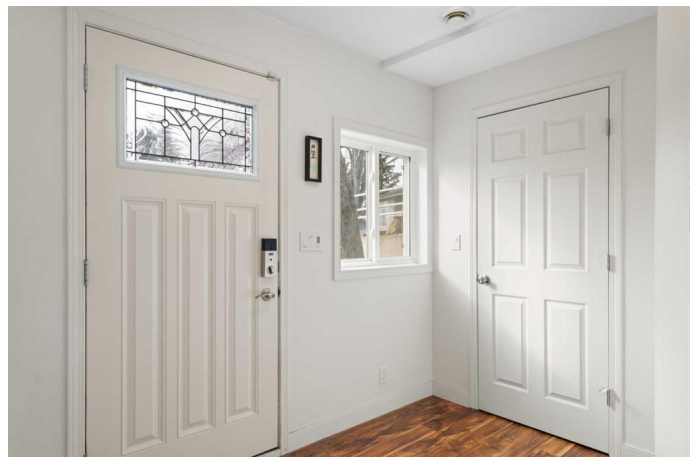
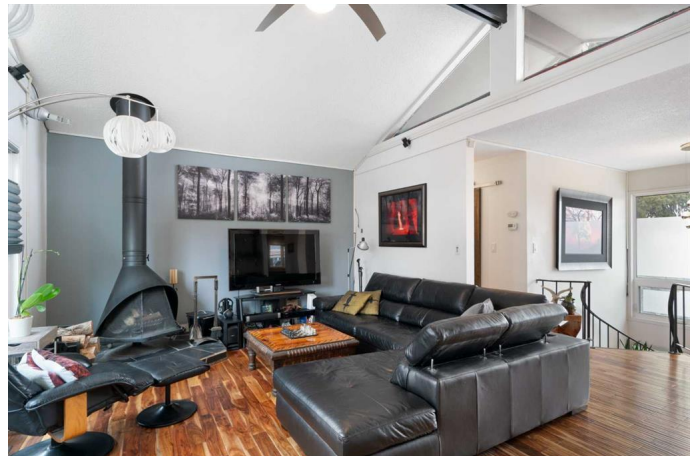
Huntington Hills, Calgary, Alberta

Discover this one-of-a-kind walkout bungalow in the highly sought-after community of Huntington Hills! With down-sizers and singles in mind, this home offers a unique layout, featuring a massive primary retreat on the main floor (formerly two bedrooms) and a well-designed 3-piece bathroom with heated floors, an electronic lighted mirror, and a Solatube for natural light. There are two additional bedrooms (one is currently used as an office) on the walkout lower level which also has a 3-piece bathroom. The designer dream kitchen is a standout, boasting a massive island, abundant storage, an appliance garage, and a broom closet. The sun-filled family room features a wood-burning fireplace.

French doors (with blinds in the windows) from both the kitchen and primary bedroom lead to an expansive back deck.

Outdoors, enjoy a low-maintenance yard with a vinyl rear fence with sliding gate, a gas firepit, and a side yard that gets beautiful morning light—perfect for coffee time or maybe a little herb or flower garden. Parking is no issue with a large detached garage 30 x 24 x 22 (approx) featuring 220V service and a 17'™ RV parking pad. There is also a convenient front driveway, the only one in the cul de sac!

The walkout lower level provides great versatility with the spacious front entrance, walk in closet, 2 bedrooms, laundry room, workshop space off the gym area (this could easily be converted into a family room). Plus,



enjoy peace of mind with a newer furnace (2018), Pex plumbing, upgraded insulation. With extensive decking, a circular staircase, and thoughtful upgrades throughout, this home is truly special. Book your showing today!

Built in 1969

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200013          |
| Price          | \$679,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 2,145             |
| Acres          | 0.16              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 616 Hunterston Bay Nw |
| Subdivision | Huntington Hills      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 4N1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Wine Refrigerator |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air               |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Wood Burning             |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description   | Pie Shaped Lot         |
| Roof              | Asphalt/Gravel         |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 30               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.