# \$508,900 - 43 Hunterhorn Place Ne, Calgary

MLS® #A2204915

### \$508,900

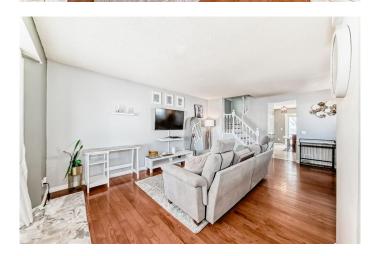
3 Bedroom, 3.00 Bathroom, 1,166 sqft Residential on 0.10 Acres

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, you'II 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 lastâ€"call today to book your private viewing!

#### Built in 1989

#### **Essential Information**

MLS® # A2204915 Price \$508,900

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, Views, Cul-De-Sac

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 23rd, 2025

Days on Market 36

Zoning R-CG

## **Listing Details**

Listing Office 2% Realty

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