

**828 Hunterston Crescent NW**  
**Calgary, Alberta**

**MLS # A2215364**



**\$720,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Rectan		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, garage heater, basement refrigerator, radon mitigation system		

Beautifully updated and thoughtfully designed, this Huntington Hills bungalow offers space, comfort, and functionality inside and out. The kitchen has been fully renovated with rich raised-panel cabinetry, granite countertops, a large island, and a custom pantry featuring upgraded shelving, herringbone tile flooring, and a stylish barn door. An engineered beam was added to create an open-concept main floor, flowing into a spacious dining area and a bright living room with a large bay window. Natural light fills the space, complemented by newer laminate flooring that ties the main living areas together. Just off the dining room, a handy office nook offers a convenient workspace. The generously sized primary bedroom includes a walk-in closet and a 2-piece ensuite. Also on this level is a second bedroom complete with a built-in closet organizer and a full bath. Downstairs, the basement is mostly finished and includes a remodelled half bath, two newer egress windows in the south-facing bedrooms, and a third bedroom that's perfect for an office or playroom. A large storage room with built-in shelving keeps seasonal items organized. Some ceilings and walls remain open, allowing for your finishing touches and added flexibility. Outside, enjoy a low-maintenance composite deck with a pergola, a gas line for your barbeque, a Roman-circle stone patio perfect for a firepit, and beautifully landscaped garden spaces in both the front and back yards. The oversized, heated, and insulated double garage features a newer garage door with a jackshaft opener for added ceiling height, and a large gate in the back fence offers RV parking potential. Located near schools, shopping, and a community association complex that offers affordable membership, this is a fantastic opportunity to own a home that blends thoughtful updates, outdoor enjoyment, and everyday convenience.

in a well-established NW neighbourhood.