

**7803 Hunterslea Crescent NW**  
**Calgary, Alberta**

**MLS # A2267488**



**\$499,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                                  |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 3 Level Split                                     |               |                   |
| <b>Size:</b>     | 1,132 sq.ft.                                      | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas |
| <b>Floors:</b>     | Carpet, Hardwood        |
| <b>Roof:</b>       | Asphalt Shingle         |
| <b>Basement:</b>   | Full                    |
| <b>Exterior:</b>   | Stucco, Wood Frame      |
| <b>Foundation:</b> | Poured Concrete         |
| <b>Features:</b>   | See Remarks             |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** Goods Included As Is Where Is

**JUDICIAL SALE** - Attention renovators and investors: this opportunity won't last long. Located in the heart of Huntington Hills, this classic 3-level split offers 1,591 sq. ft. of total living space and is ready for a transformation. The bones are solid, the layout is functional, and the potential is undeniable. Step inside to a bright, sun-filled living room that gives you the perfect starting point for an open-concept redesign opening into the kitchen and dining nook. Upstairs, you'll find three spacious bedrooms and a four-piece bathroom. The developed lower level adds even more flexibility with a large family room, a two-piece bathroom, laundry area, and ample storage. Whether you envision a media room, home office, playroom, or fitness studio, this level is ready for your ideas. A practical mudroom leads out to the backyard where you'll find a generous deck for entertaining (with a little love) and the convenience of a double attached garage — a huge advantage for year-round parking and storage. Set in a well-established NW community, you're steps from schools, shopping, the Huntington Hills Aquatic Centre, and an extensive network of biking and walking paths. This property is being sold as is through a Judicial Sale, making it a rare opportunity for the savvy buyer who understands the power of sweat equity. With vision and renovation, this home has all the ingredients to become a standout in an incredible location. Don't wait — opportunities like this don't come around often. Book your showing today.