

# \$499,900 - 7727 Hunterburn Hill Nw, Calgary

MLS® #A2270424

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,334 sqft  
Residential on 0.15 Acres

Huntington Hills, Calgary, Alberta

Opportunity Knocks in Huntington Hills!

Discover the potential in this spacious home perfectly positioned on a quiet street and backing onto the stunning pathways and natural beauty of Nose Hill Park. Whether you're an investor, renovator, or a buyer looking to create your dream home from the ground up, this property offers the ideal canvas. Inside, you'll find a large and versatile floor plan with solid bones—ready for a full transformation to suit your style and vision. The layout offers endless opportunities for modernizing, reconfiguring, or opening up the space to create something truly special. Outside, the property features a detached garage, a generous backyard, and direct access to one of Calgary's most cherished outdoor spaces. Imagine morning coffees overlooking the trees, evening walks through the park, and the unmatched privacy and tranquility of having nature right at your back door. This is a rare chance to secure a property with fantastic bones, excellent location, steps from schools, amenities, transit, and major routes—while being able to add significant value with your improvements. If you're ready to roll up your sleeves, bring your vision, and unlock the full potential of a home, this is the one.

Built in 1972

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2270424    |
| Price          | \$499,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,334       |
| Acres          | 0.15        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7727 Hunterburn Hill Nw |
| Subdivision | Huntington Hills        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K 4S6                 |

### Amenities

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

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 2                                                                   |
| Fireplaces        | Basement, Family Room, Mixed, Wood Burning                          |
| Has Basement      | Yes                                                                 |
| Basement          | Full                                                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-CG                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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