

\$925,000 - 7321 & 7323 Huntertown Crescent Nw, Calgary

MLS® #A2208983

\$925,000

0 Bedroom, 0.00 Bathroom, 2,613 sqft
Multi-Family on 0.17 Acres

Huntington Hills, Calgary, Alberta

INVESTMENT OPPORTUNITY : Full duplex in prime Huntington Hills location - **SEPARATE ENTRANCE TO UNFINIISHED BASEMENT FOR POTENTIAL FUTURE EXTRA INCOME.**

Discover the perfect addition to your real estate portfolio with this exceptional full duplex, strategically located in the sought after community of Huntington Hills. This property offers a unique investment opportunity, combining immediate rental income potential with promising future appreciation. **PRIME LOCATION** - Nestled in a vibrant neighborhood, this duplex is just steps away from local parks and playgrounds, making it an ideal choice for families. Its close proximity to top rated schools, shopping centers and essential conveniences adds to the property's allure, ensuring a high demand from potential tenants. **ATTRACTIVE RENTAL POTENTIAL** - The strategic positioning within Huntington Hills guarantees a consistent rental demand. Each unit in the duplex is designed for comfortable living, appealing to a wide range of renters looking for quality housing in a central location. **FUTURE APPRECIATION** - With minimal updates needed, this property presents an opportunity for both seasoned and first time investors to capitalize on the potential for significant appreciation. Whether you're looking to renovate and increase the property's value or maintain its current condition and enjoy steady income, this duplex offers



flexibility and promise. INVESTMENT HIGHLIGHTS - Full duplex with two separate units; In demand location in Huntington Hills; Close to schools, parks, and shopping; High rental demand area; Potential for future property appreciation. Seize this opportunity to invest in a high potential property in one of the area's most desirable neighbourhoods. Contact us today to schedule a viewing and explore the possibilities this duplex holds for your investment strategy.

Built in 1968

Essential Information

MLS® #	A2208983
Price	\$925,000
Bathrooms	0.00
Square Footage	2,613
Acres	0.17
Year Built	1968
Type	Multi-Family
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	7321 & 7323 Huntertown Crescent Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4K3

Amenities

Parking Spaces	2
----------------	---

Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes

Basement	Full, Unfinished
----------	------------------

Exterior

Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.