1219 Hunterquay Hill NW

Calgary | Active | MLS® A2352665

$535,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1971**	**1,146.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Associates Real Estate

A closer look

Amazing Family Opportunity on Hunterquay Hill NW with Incredible Potential

Step into this exceptional bi level home in the established, family friendly community of Huntington Hills and unlock its true potential. If you are looking to build sweat equity and craft your dream home in a premier location close to schools, parks, and all amenities, this property is the perfect canvas. It represents a rare chance to enter a highly sought after neighborhood at an attractive price point with all new carpet and laminate!

This spacious home offers a functional floor plan featuring two bedrooms on the main floor and two on the lower level, along with two full bathrooms. The upper level spans 1146.65 square feet with a bright living area where north facing triple pane windows frame views of the quiet, mature street while offering fantastic energy efficiency and noise reduction. The adjacent kitchen features solid wooden cabinetry and a sink window overlooking the south facing backyard, ready for your modern cosmetic updates.

The lower level adds 995.71 square feet of versatile living space. Large bi level windows allow natural light to flood the expansive rec room, which displays nostalgic retro details like wainscoting and warm wood accents. Two additional quiet bedrooms and a full bathroom complete this level, creating a great space for older kids, guests, or a home office.

Major mechanical infrastructure is already taken care of, giving you complete peace of mind while you work on cosmetic updates. Recent upgrades include a newer high efficiency furnace, central air conditioning for warm summer days, and a brand new hot water tank.

Outside, the property features a private backyard with mature trees, established garden beds, and a patio area perfect for kids and pets to play. A full double detached garage with a long concrete driveway provides generous off street parking and extra storage.

With the big ticket items already checked off including triple pane windows, furnace, AC, and hot water tank, and all new flooring, this home is primed for your personal touches. Roll up your sleeves and build instant equity or move in and plan your changes when you're ready.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352665
Bedrooms	4
Bathrooms	2
Year Built	1971

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	1,146.65 sq. ft.
Main Level Finished Area:	1,146.65 sq. ft.
Below Grade Finished Area:	995.71 sq. ft.
Acreage:	No
Lot Area:	6,221 sq. ft.
Lot Frontage:	60'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	2
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7486JK
Heating:	Forced Air

Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Huntington Hills
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Bedroom - Primary · 13'8" × 13' ·
Main Floor	Bedroom · 12'4" × 9'6" ·
Basement	Bedroom · 11'10" × 8'8" ·
Basement	Bedroom · 12'3" × 11'10" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1219-hunterquay-hill-nw-calgary-a2352665/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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