# 616 Hunts Crescent NW

Calgary | Active | MLS® A2355602

**$549,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **2** | **1967** | **1,063.75 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Welcome to 616 Hunts Crescent NW! The care and love poured into this home are evident the moment you step through the front door, where you're greeted by a spacious living room and a beautiful office area featuring hardwood flooring and oak built-ins. Offering 1,063 sqft above grade, a fully developed basement, 4 bedrooms and 2 full bathrooms, this home has plenty of space for families, first time buyers or anyone looking for room to grow. Hardwood flooring runs throughout the kitchen and dining room, while carpet adds comfort to the living room and bedrooms. The kitchen's bay window overlooks the massive backyard, creating a great connection between the indoor and outdoor living spaces. Upstairs features 2 bedrooms and a 4 piece bathroom, while the fully developed basement offers 2 additional bedrooms, a 3 piece bathroom, a family room and a rec room, providing plenty of flexibility for relaxing, entertaining or hobbies. A convenient side entrance and a long driveway along the side of the home offer additional functionality and off street parking. Outside, enjoy the massive backyard complete with a deck and an insulated oversized shed, offering plenty of room to entertain, unwind or take on your next project. Ideally located close to multiple schools, shopping, Nose Hill Park and a variety of everyday amenities, this one of a kind property is full of character, warmth and potential. A home that has been genuinely cared for and is ready for its next owners to make it their own!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2355602 |
| **Bedrooms** | 4 |
| **Bathrooms** | 2 |
| **Year Built** | 1967 |
| **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:** | Bungalow |
| **Total Living Area:** | 1,063.75 sq. ft. |

| | |
|---|---|
| **Main Level Finished Area:** | 1,063.75 sq. ft. |
| **Below Grade Finished Area:** | 1,047.75 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 7,222 sq. ft. |
| **Lot Frontage:** | 16'9 1/8 " |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1967 (Age: 59) |
| **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:** | 4283JK |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame, Wood Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood, Tile |
| **Cooling:** | None |

| | |
|---|---|
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parking Pad |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northwest |
| **Community:** | Huntington Hills |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Basement Refrigerator. |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 17'2" × 13'6" · |
| **Main Floor** | Dining Room · 13' × 8'6" · |
| **Main Floor** | Kitchen · 13'6" × 9'3" · |
| **Main Floor** | Office · 11' × 9' · |
| **Main Floor** | Bedroom - Primary · 11'6" × 11'6" · |
| **Main Floor** | Bedroom · 11'6" × 8' · |
| **Basement** | Family Room · 11'8" × 10'8" · |
| **Basement** | Game Room · 14'5" × 12'9" · |
| **Basement** | Bedroom · 12'8" × 8' · |
| **Basement** | Bedroom · 12' × 10'5" · |
| **Basement** | Laundry · 16'10" × 7'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, See Remarks |

| | |
|---|---|
| **Exterior Features:** | Garden, Other |
| **Patio And Porch Features:** | Deck, See Remarks |
| **Lot Features:** | Back Yard, Landscaped, Lawn, See Remarks |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-C1 |
| **Listed Date:** | Oct 30, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/616-hunts-crescent-nw-calgary-a2355602/

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

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