

# \$625,000 - 44 Hunter Street Nw, Calgary

MLS® #A2230947

**\$625,000**

3 Bedroom, 1.00 Bathroom, 1,130 sqft

Residential on 0.14 Acres

Highwood, Calgary, Alberta

Attention builders, investors, and renovators! Rarely does an opportunity such as this become available in the highly desirable community of Highwood. Nestled on a beautiful, mature, tree-lined street, this property offers incredible potential for redevelopment or a full renovation project. With a southeast-facing yard, this home enjoys optimal sunlight and is ideally located just steps from schools, parks, shopping, transit, and other key amenities. The existing home is a three-bedroom bungalow with an unfinished basement, providing a blank canvas for those looking to update or expand. Whether you are envisioning a full-scale renovation to restore the home's original charm, or planning a brand-new build tailored to modern tastes, the possibilities here are endless. The prime location makes this an exceptional investment in one of northwest Calgary's most established neighbourhoods. Do not miss your chance to create something truly special in this vibrant and convenient location.

Built in 1955

## Essential Information

MLS® #	A2230947
Price	\$625,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,130
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Hunter Street Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2B7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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