

\$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 | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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