

# \$979,900 - 7510 & 7512 Huntridge Crescent Ne, Calgary

MLS® #A2230438

**\$979,900**

10 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.17 Acres

Huntington Hills, Calgary, Alberta

CALLING ALL INVESTORS! Great opportunity to own a full side by side duplex w/2 illegal suites in a prime Huntington Hills location. This spacious bi-level w/2300 sq.ft above grade (total) w/an entry way that allows for private access into the upper and lower suite. Each side is a mirror image of each other and offers a very functional floorplan in all 4 units. The upper level on each side has a large living room w/a big picture window and plenty of room for your furniture. Spacious dining space is open to the living room and kitchen w/patio doors leading out to the deck. The kitchen has good counter space and storage. 3 bedrooms & 4-pc bath complete with a washer & dryer. The lower suites are well sized with open concept living between the kitchen, dining and living room. The bi-level design offers large windows in the basement that provide great natural light to the living space. 2 bedrooms, a 4-pc bath and a washer & dryer make all 4 units self contained. A huge added bonus is that each side of the duplex comes with 2 furnaces (in one utility room)â€each unit can control their own temperature! 7510 has 2 mid efficient furnaces. 7512 has 2 high efficient furnaces. Large corner lot offers a parking pad for 2 cars plus tons of street parking in front of each entrance of the property. Location canâ€™t be beat w/transit right out your front door and quick access to the bus loop. Superstore is a quick walk away and all levels of schooling are in close proximity. Easy access to Deerfoot Trail and Centre St. With



great privacy between each suite, spacious living and great amenities nearby, finding great tenants is easy!

Built in 1970

### **Essential Information**

MLS® #	A2230438
Price	\$979,900
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	2,308
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	7510 & 7512 Huntridge Crescent Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4C9

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Portable Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Finished, Full, Suite

**Exterior**

Exterior Features      None  
Lot Description        Corner Lot  
Roof                      Other  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 12th, 2025  
Days on Market        30  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.