

\$459,900 - 145 Huntham Road Ne, Calgary

MLS® #A2089443

\$459,900

3 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.08 Acres

Huntington Hills, Calgary, Alberta

AMAZING VALUE | MOVE-IN READY | ILLEGAL SUITE | PRIVATE BACKYARD | DETACHED GARAGE | Welcome to 145 Huntham Road! Nestled in a quiet, FAMILY-FRIENDLY NEIGHBOURHOOD, this charming semi-detached home offers an attractive opportunity for homeowners and investors alike. Walk up to the main level with a large, WEST-facing window that brings in tons of natural light inside the home as well as on the front balcony. Starting in the living room, relax in a large, flexible space covered in laminate floors. A WOOD-BURNING fireplace with tile surround brings in an extra amount of cozy in the winter. Enjoy the inviting open floor plan connecting the kitchen, living area, and dining room. Modern stainless steel appliances and plenty of counter space within the kitchen. Two large bedrooms are located down the hall, both featuring walk-in closets with the primary closet boasting a loft-style closet. Completing the main level is a well-appointed spacious updated 4-piece bathroom with NEW vanity, toilet & deep bathtub/shower, and the convenience of in-suite laundry facilities adds a touch of luxury to your daily routine. Downstairs features an illegal basement suite, complete with its own full kitchen, additional large bedroom, huge family room, 4-piece bathroom with NEW bathtub/shower combo, and its own laundry. Upgrades in the home include new paint, new laminate flooring upstairs, copper plumbing, the casing and baseboards on the main level



have been updated to be all modern flat stock baseboards, high-efficiency furnace, and the original electrical panel has been replaced. Heading outside, you can enjoy a front balcony with lots of trees in front that will allow for a ton of privacy. The backyard is set up with a gazebo and garden space to enjoy. A SINGLE DETACHED GARAGE offers secure parking and additional storage space. Metal roof updated 3 or 4 years before sellers bought this home. Sellers say they never hear their attached neighbour - very quiet construction. All this plus the home is located on a major bus route and you are within walking distance of many amenities, such as restaurants, grocery stores, drug marts, elementary and junior high schools, parks, and so much more! Don't miss your chance to own this affordable home in this sought-after area which continues to see rapid growth in home prices. View the 3D tour and book your showing today!

Built in 1970

Essential Information

MLS® #	A2089443
Price	\$459,900
Sold Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.08
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	145 Huntham Road Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4G2

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 10th, 2023
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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