

\$429,000 - 36 Huntford Close Ne, Calgary

MLS® #A2111160

\$429,000

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.09 Acres

Huntington Hills, Calgary, Alberta

Welcome to this promising duplex, boasting a convenient layout and enticing revenue prospects courtesy of its potential illegal basement suite. While it requires some tender loving care, its inherent potential shines through, promising a rewarding investment opportunity. Situated conveniently close to essential amenities, and complemented by a detached single garage, this property presents an ideal canvas for those seeking to get into the home buying market or to add to their investment portfolio. Call your favourite REALTOR® today to book a private showing.

Built in 1970

Essential Information

MLS® #	A2111160
Price	\$429,000
Sold Price	\$445,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.09
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold



Community Information

Address	36 Huntford Close Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3Y6

Amenities

Parking Spaces	4
Parking	Driveway, Single Garage Detached

Interior

Interior Features	Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 30th, 2024
Days on Market	19
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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