

\$379,000 - 6633 Huntsbay Road Nw, Calgary

MLS® #A2111206

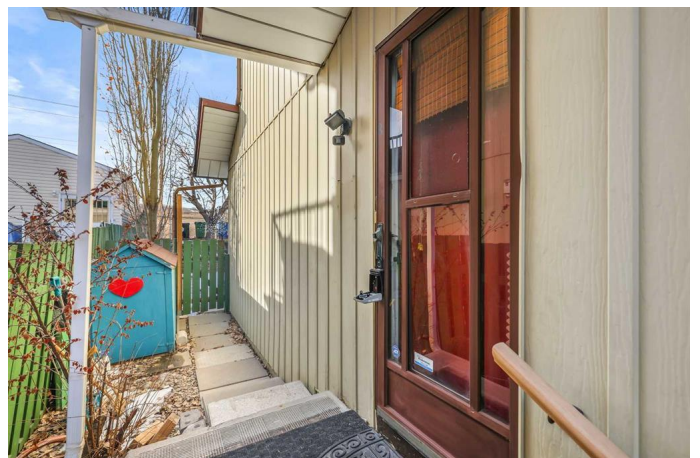
\$379,000

2 Bedroom, 2.00 Bathroom, 1,159 sqft

Residential on 0.06 Acres

Huntington Hills, Calgary, Alberta

Incredible location! Backing directly onto green space and just a block from Nose Hill Park, this end-unit row home offers great potential for the DIY buyer or handy investor. Plus, no condo fees! The main level is well laid out, with a big, sunny living area that enjoys west-facing views of the tiered backyard and the park, and some updates have already been started for you – this home is ready for your flooring selections. A huge kitchen and dining area are bright and open. You could easily add cosmetic updates like new flooring or countertops to your taste, or dig in a bit deeper for a fun remodel project. An office on this floor is a great feature, and there is also a half bathroom, which already has an upgraded vanity. Upstairs, both bedrooms are massive and offer large closets – will you add carpet, hardwood, or luxury vinyl plank flooring? The main bathroom has a vintage aesthetic will be amazing with a bit of a refresh or redesign. In the basement, there is a laundry area with a newer washer and dryer, plus tons of room for your home theatre, hobbies, and more. Outside, the west-facing backyard is a slice of heaven. Mature trees and tiered gardens surround the lawn and the huge back deck, creating a secret garden feel, with dappled light and gorgeous views of sunsets over Nose Hill Park. There is plenty of parking in the gravel pad off the alley. The green space behind holds an off-leash area and a playground right at your doorstep, or cross at the corner to find hours of urban hiking, biking,



or adventures with your furry friends. Schools, recreation, and shopping are all only minutes away, and proximity to major routes like 64 Ave, 4 St, and 14 St make getting around the city a breeze; downtown and the airport are both only a 15-minute drive from here, and bus routes are a block down the street. See this one today!

Built in 1975

Essential Information

MLS® #	A2111206
Price	\$379,000
Sold Price	\$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,159
Acres	0.06
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	6633 Huntsbay Road Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4R2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Jetted Tub
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, No Neighbours Behind, Landscaped, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 16th, 2024
Days on Market	16
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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