

\$604,900 - 463 78 Avenue Ne, Calgary

MLS® #A2120352

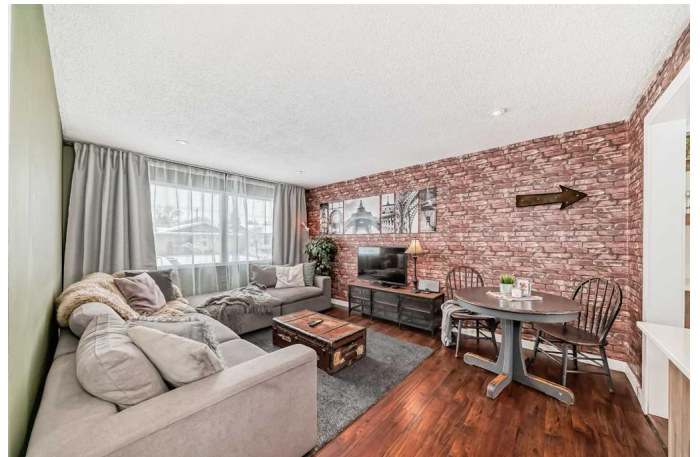
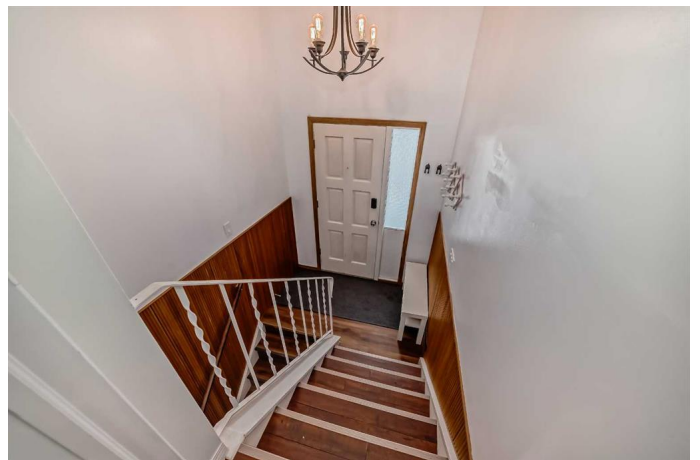
\$604,900

3 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.11 Acres

Huntington Hills, Calgary, Alberta

Welcome to your new home. This upgraded & updated (2022) bilevel home is located in the sought-after community of Huntington Hills, close to schools, shopping, walkways, bike paths, off leash areas, and more. The bi-level home features over 1,500+ sqft. of developed living space with 3 bedrooms and 2 full baths, and a (illegal) suited basement. Entering the home you have a landing with stairs leading either to the main level (complete with privacy door for separation of levels) or the suited basement. The main level boasts an open concept floor plan. The bright and spacious living room boasts large windows that pour in natural light throughout. The renovated kitchen features a large kitchen island perfect for entertaining with new quartz countertops and stylish pendant lighting. Other features include an abundance of cabinets, stainless steel appliances and recessed lighting that carries into the living room. A beautiful master retreat, 4pc bathroom, and a generous second bedroom complete the upper floor. In the main floor hallways, there is a linen closet that comes equipped with a vent and plumbing if you choose to have a stacked washer/dryer installed. Off the kitchen is the back door that leads you to the huge wrap-around wooden deck overlooking the bright south facing backyard with mature trees and garden. Completing the backyard is an oversized double detached garage. The fully finished basement suite comes with a huge family room equipped with a brick-faced art deco



style fireplace, a third bedroom, a 3-pc bath, and a SECOND all new gorgeous kitchen with quartz countertops, fridge, electric stove and another laundry room beside the furnace. The family room (23'x11') is big enough to be divided into another bedroom while still leaving a generous space for the living room. Electrical panel was upgraded in 2021 with City permit. The basement was developed by professionals according to the building code. It would be convenient to apply for a permit to legalize the existing basement suite. There is a very wide side concrete walkway to the backdoor! Besides the double garage is a concrete pad for your RV parking which is a huge bonus to find in homes nowadays. Other noteworthy features include new laminate flooring on the main level (2021), a high-efficiency furnace (2013), newer lighting fixtures (2022), a newer roof (2011), Added more insulation to attic (2023), kitchen appliances (2022), new washer and dryer (2023), and new hot water tank (2023). This home would be a perfect "live up, rent down" or as a short term rental as it is in close proximity to SAIT, downtown, the airport, etc. View the 24/7 virtual tour to explore more of this beautiful home!

Built in 1972

Essential Information

MLS® #	A2120352
Price	\$604,900
Sold Price	\$596,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	0.11
Year Built	1972

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	463 78 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5A1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, On Street, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Decorative, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Level, Private, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 16th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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