

# \$699,900 - 475 Huntley Way Ne, Calgary

MLS® #A2120404

**\$699,900**

5 Bedroom, 2.00 Bathroom, 950 sqft  
Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Exquisitely renovated and with an illegal basement suite, this Huntington Hills bungalow combines stunning design with revenue potential. Gorgeous mature trees shelter the front walk, and you'll appreciate the curb appeal of the fully remodelled exterior, with dramatic contrast, great lighting, and high-end material selections. Inside, a breathtaking aesthetic is sleek yet inviting, showcasing light, warm wood tones and luxe grey accents that pop on a pristine white background. The living area centres around a statement electric fireplace, and luxury vinyl plank flooring enhances the open layout that flows beautifully into the custom kitchen. Quartz counters and subway tile backsplashes are timeless and elegant, while a custom hood fan and eat-up island infuse character into the space. High-end stainless appliances complete this well-lit gourmet oasis. Down the hall, the primary bedroom includes a large closet, shelving and a large window. There are two more generous bedrooms on this level, and they share the luxuriously appointed main bath. In the illegal basement suite, you will find equally lovely finishes and a surprisingly bright and airy layout that flows effortlessly from the ample living room into the kitchen. This basement is large, nearly the same size as the upper level, and is just as beautiful! Live up, rent down has never been so appealing. A large dining area provides plenty of space, and there are two big bedrooms as well. Another phenomenal bathroom with a tub, and this



illegal suite has its own entrance and separate laundry. Outside, a large yard offers a double-detached garage off the alley. Set in the heart of the neighbourhood, a school and the community centre are walking distance, and this area is a hidden gem known for its many parks and playgrounds. Nearby amenities include a range of shopping, dining, and recreation options, Market Mall only minutes away, and access to Beddington Trail makes this location a commuterâ€™s dream. See this one today!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2120404    |
| Price          | \$699,900   |
| Sold Price     | \$685,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 950         |
| Acres          | 0.10        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 475 Huntley Way Ne |
| Subdivision | Huntington Hills   |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2K 4Z7            |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                                      |
|---------|--------------------------------------|
| Parking | Alley Access, Double Garage Detached |
|---------|--------------------------------------|

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer                |
| Heating           | Standard, Natural Gas                                                                                |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Blower Fan, Decorative, Electric, Living Room, Tile                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Separate/Exterior Entry, Finished, Full                                                              |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped     |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Vinyl Siding                               |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 5th, 2024  |
| Date Sold      | April 18th, 2024 |
| Days on Market | 13               |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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.