

\$489,900 - 426 Huntington Way Ne, Calgary

MLS® #A2122494

\$489,900

4 Bedroom, 2.00 Bathroom, 1,517 sqft
Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

****OPEN HOUSE - SATURDAY, APRIL 13TH, 11AM-2PM*** Don't miss out on the chance to own your piece of NW Calgary and transform this SOLID BUILT 4 BEDROOM home into your ultimate dream retreat or AN UNBELIEVABLE RENTAL OPPORTUNITY UNDER \$500K!! Boasting over 1640 SF of development on a generously sized lot with a Single Detached Garage, offering endless possibilities for expansion and customization. Situated on a tranquil street, this residence promises peace and privacy. Step inside to discover the charm of TWO timeless, WOOD-BURNING fireplaces, creating cozy ambiance perfect for gatherings with loved ones. Multiple living areas provide ample space for entertaining guests, while the well-appointed kitchen awaits your personal touch for future development. The main floor is complemented by a large half bath for added convenience. Ascend the stairs to find four spacious bedrooms, each adorned with big windows ensuring abundant natural light and offering good privacy from room to room. A full bathroom completes the upper level, catering to both comfort and functionality. Venture downstairs to uncover a vast basement awaiting your creative vision. Includes Washer Dryer in EXCELLENT SHAPE With lots of space to add a huge rec room, office, or other endless possibilities, this area presents an opportunity to tailor the home to your specific needs and desires. Key updates include a REPLACED roof on home in 2013, a new hot



water tank in 2015, and furnace REPLACED in 2001, two windows replaced in 2010, ensuring peace of mind for years to come. Conveniently located within walking distance to various schools, off leash dog park, and close proximity to Nosehill & Confederation Park, driving range, T&T Market, other grocery stores, shopping centers such as Deerfoot City, and quick access to Calgary Airport. Commuting is a breeze with Deerfoot Trail & major roadways close. Schedule your showing today and seize this incredible opportunity!

Built in 1972

Essential Information

MLS® #	A2122494
Price	\$489,900
Sold Price	\$576,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,517
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	426 Huntington Way Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5A8

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, On Street, See Remarks, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Native Plants, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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