

# \$540,000 - 7220 Huntridge Hill Ne, Calgary

MLS® #A2132674

**\$540,000**

4 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

## OPEN HOUSE SATURDAY CANCELLED -

Charming bungalow located in the desirable heart of Huntington Hills, situated on a lovely street near schools. This well-maintained home features 3 bedrooms and 1 ½ baths on the main floor, with a 4th bedroom in the basement (non-egress window) and the potential for a 5th bedroom if a window is added to the den. The exterior showcases timeless brick and updated vinyl siding over the original stucco, along with metal-clad window frames, newer soffits, fascia, roof, poured concrete sidewalks, and modern fencing.

Inside, you'll find a spacious and functional floor plan ready for your personal touch, with the potential to add a basement suite (subject to municipal approvals). The fenced, private yard includes an oversized double garage accessible from a wide city alley, with ample space to add RV parking or additional off-street parking.

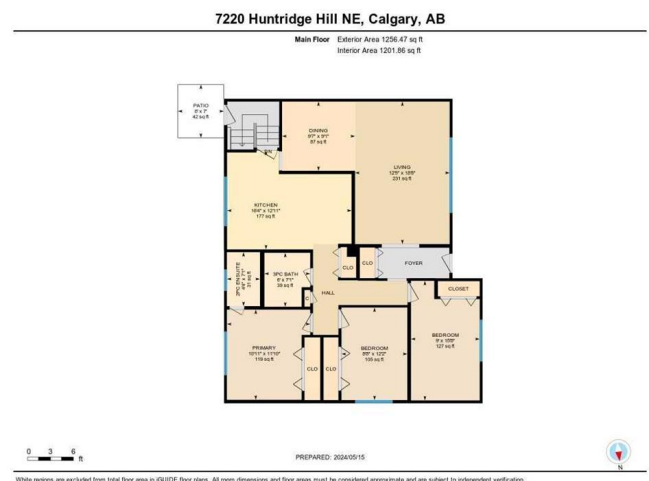
Conveniently located just a short 300-meter walk from St. Hubert K-6 school, with plenty of shopping and amenities nearby. Excellent access to Beddington Trail, Deerfoot Trail, and public transit. Don't miss out on this fantastic opportunity – act fast!

Built in 1969

## Essential Information

MLS® #

A2132674



|                |             |
|----------------|-------------|
| Price          | \$540,000   |
| Sold Price     | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,256       |
| Acres          | 0.13        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7220 Huntridge Hill Ne |
| Subdivision | Huntington Hills       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 4A5                |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Mid Efficiency, Forced Air, Natural Gas                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Separate/Exterior Entry, Finished, Full                                               |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingle             |
| Construction | Brick, Stucco, Vinyl Siding |
| Foundation   | Poured Concrete             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2024 |
| Date Sold      | May 24th, 2024 |
| Days on Market | 8              |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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