

\$674,900 - 452 78 Avenue Ne, Calgary

MLS® #A2134726

\$674,900

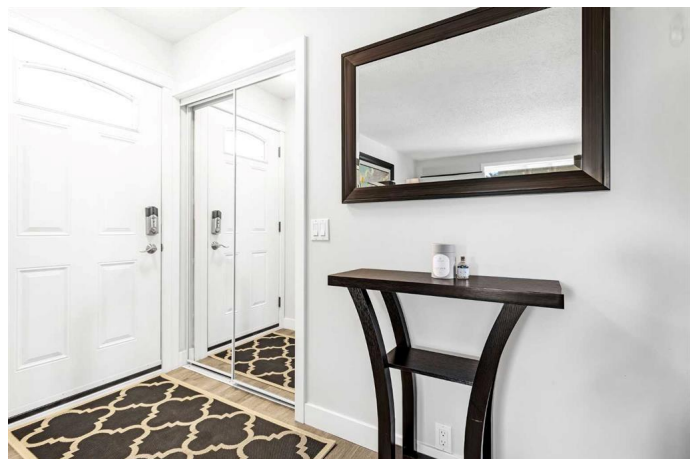
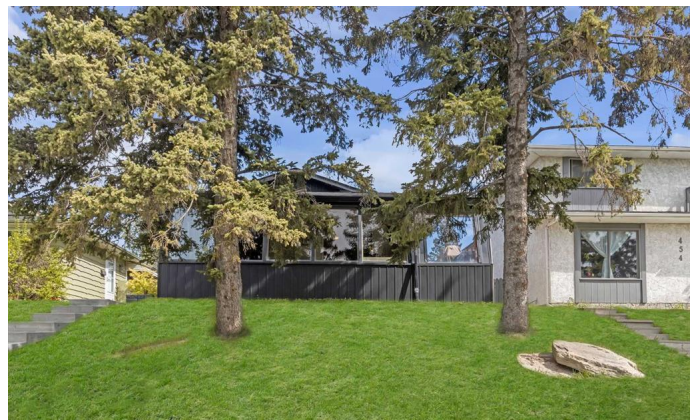
4 Bedroom, 3.00 Bathroom, 1,348 sqft
Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Located in the sought-after community of Huntington Hills, this Beautifully renovated bungalow boasts a stunning design with functional living. New luxury vinyl plank flooring enhances the open layout and flows seamlessly into the updated kitchen featuring high-end stainless-steel appliances, timeless quartz countertops and designer tile backsplash. Custom cabinetry completes the kitchen with a large pantry, wine cubbies and great storage solutions that add functionality to the space. The living area is perfect for family gatherings, with a spacious greatroom, dining room and the best part is the 250 square-foot sunroom that bathes the main floor in natural light, but also has Air conditioning to cool things down on those hot summer nights.

The primary bedroom offers a large closet with a built-in organizer and a private 2-piece ensuite. Two additional generously sized bedrooms along with a beautifully appointed main bathroom complete the main level of this home. The basement is equally impressive, featuring a bright and airy layout that connects a spacious living room, huge bedroom, and a beautiful full bathroom. This large basement provides ample space for additional living and is just as beautifully finished as the main floor.

The front of the home is adorned with gorgeous mature trees and views of the adjacent green space. The fully updated exterior features new siding, roof, windows,



and garage door, all contributing to an inviting curb appeal. The property benefits from alley access, a stunning fully fenced backyard with a decorative concrete pathway and large oversized single car garage, all accessed from a side entrance off the kitchen.

This home is within walking distance to schools, shops, restaurants, transportation options, Nose Hill Park and major roadways. It offers a warm and inviting atmosphere, perfect for families, with all the big and modern upgrades already completed. This one is a must see!

Built in 1972

Essential Information

MLS® #	A2134726
Price	\$674,900
Sold Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	452 78 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2K 4Z9

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces 1

Parking Oversized, Single Garage Detached

Interior

Interior Features Beamed Ceilings, Granite Counters, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Front Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2024

Date Sold June 14th, 2024

Days on Market 16

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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