

\$639,900 - 304 Huntridge Road Ne, Calgary

MLS® #A2159770

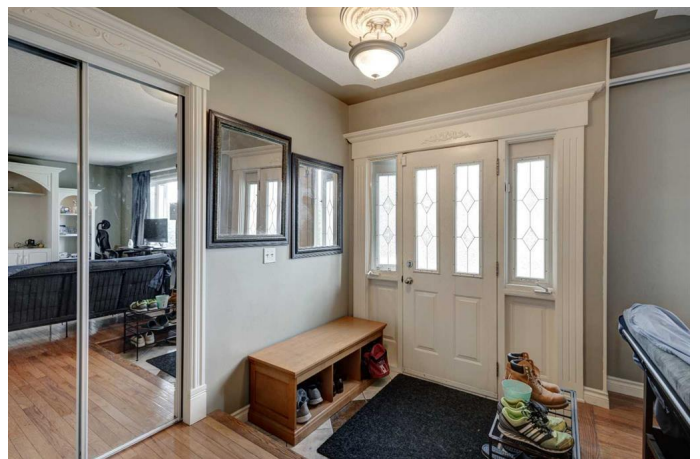
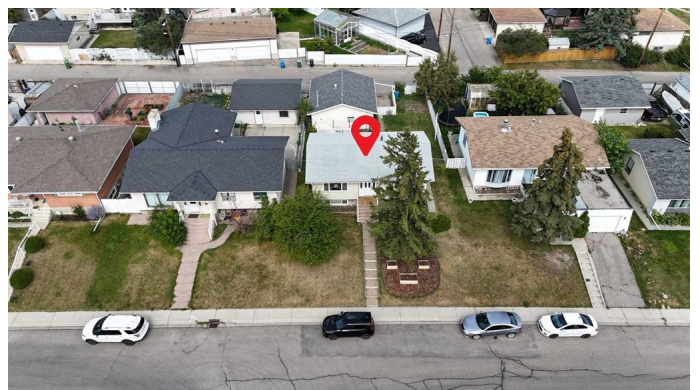
\$639,900

4 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

Live up and Rent down, or rent up and down - updated raised bungalow with 2 bedroom, illegal walk-up Basement Suite! Located on a quiet street in Huntington Hills, this already established income-generating home, will impress you, with the large living room accented with gleaming oak hardwood flooring, California knock-down ceiling, light fixture medallions, upgraded door headers, built-ins, and updated vinyl windows. The seamless flow into bright Oak kitchen complete with a ton of cabinet, counterspace and ceramic tiled floors, make for easy entertaining plus the dining area provides direct access to the large rear deck – perfect for indoor-outdoor entertaining! Continuing the main floor, there are 2 good sized bedrooms, 4-piece math bathroom w granite counters, undermount sink and tiled tub surround. A separate laundry room completes the main floor. Outside, an exterior walk-up entrance leads to the fully finished basement suite (illegal). The basement has an open concept layout with a large living room, with gas fireplace & tiled panel wall, open to the kitchen and separate dining room. There are 2 great sized bright bedrooms, 4-piece bathroom and designated laundry room. The backyard is fully fenced with a patio area and established gardens plus access to your oversized detached garage (23'4"x25'5"), new garage shingles in 2022, insulated, drywalled, heated, complete with a newer insulated door and currently a large climbing wall! (can be



removed if not wanted). The rear lane is paved and there is an additional exterior parking stall beside the garage. This Huntington Hills home has a stucco exterior and is situated in a prime location close to all amenities, has been updated over the years and provides the best of comfortable living with revenue income. Call today to book your showing!

Built in 1969

Essential Information

MLS® #	A2159770
Price	\$639,900
Sold Price	\$623,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	304 Huntridge Road Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4B6

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized

Interior

Interior Features	Open Floorplan
Appliances	Microwave Hood Fan, Window Coverings
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Tile
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 6th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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