

# \$658,000 - 243 78 Avenue Ne, Calgary

MLS® #A2161641

**\$658,000**

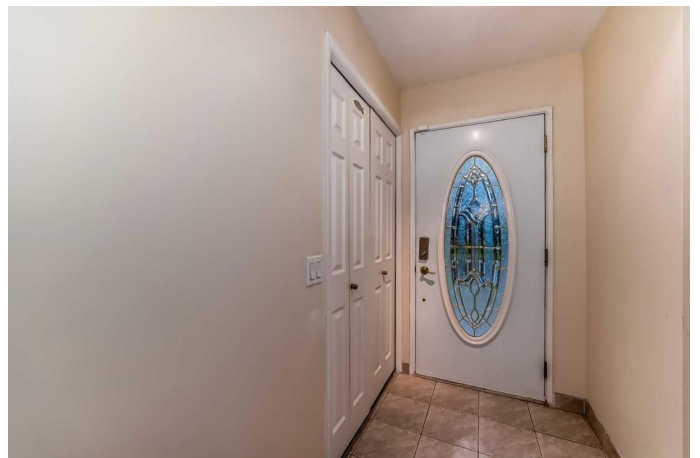
5 Bedroom, 2.00 Bathroom, 1,124 sqft  
Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

NEW PRICE ADJUSTED!!! 2024 New Kitchen Appliances!!! Welcome to this charming four-level split single-family in Huntington Hills. It is situated on a spacious 5993 sqft pie-shaped lot with RCG Zoning, offering tremendous potential for future development. This home features a two-bedroom illegal suite with a total developed area of 1929 sqft. This property provides an excellent opportunity as a live-up, rent-down, or rent-up-and-down income-generating investment. The home boasts easy maintenance and functionality, including beautiful tile flooring throughout (except in the basement room, which is carpeted) and tons of storage space.

As you enter, you are greeted by a large, bright living room featuring a picture frame window that captures a scenic view of the front yard and fills the space with natural light. Adjacent to the living room is the formal dining room, which provides easy access through French doors to the backyard. The dining room flows seamlessly into the family dining area of the kitchen. The kitchen is equipped with brand-new stainless steel appliances, including a dishwasher and stove and a newer refrigerator. Ample storage cabinets ensure plenty of space for your culinary needs. The upper floor includes three large bedrooms and a 4pc bathroom; each space can capture natural light.

The lower floor includes two generously sized bedrooms with large windows and a 3pc bathroom. This level also offers the potential



for a mortgage helper with an illegal suite in the basement. The basement features a laundry room tucked away in a convenient location, along with an additional room, a separate storage area, and a cold room ideal for wine storage.

Step outside to enjoy a mature backyard with beautiful apple trees and designated vegetable gardens. The property also features an oversized garage and additional RV parking or space for two cars.

Located in the sought-after neighbourhood of Beddington, this home is close to schools and just a block away from a bus terminal with access to bus routes 301, 3, and 20.

Built in 1969

### Essential Information

MLS® #	A2161641
Price	\$658,000
Sold Price	\$655,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	243 78 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0R5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, RV Access/Parking

## Interior

Interior Features	Pantry, Laminate Counters, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Electric Range, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Lawn, Pie Shaped Lot, Back Yard, Garden, Landscaped
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 30th, 2024
Date Sold	November 6th, 2024
Days on Market	68
Zoning	R-C1
HOA Fees	0.00

## Listing Details

Listing Office	Homecare Realty Ltd.
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