

# \$599,900 - 347 Huntbourne Way Ne, Calgary

MLS® #A2163227

## \$599,900

3 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.15 Acres

Huntington Hills, Calgary, Alberta

Come and see this charming 3-bedroom in Main Floor bungalow in Huntington Hills Just rezoning R-CG! Located on large corner lot on a picturesque, quiet street. Upon entry you'll notice the large amount of natural light on the main floor with a semi-open concept. Enjoy cooking in the spacious newer kitchen with stainless steel appliances and plenty of cabinet space. 3 good-sized bedrooms and a 4-piece bathroom with new tub complete the main floor. The finished basement includes a family room, a 4-piece bathroom, laundry, and a sizeable bonus room with tasteful fireplace. Upgrades include newer roof (including brand new garage roof and brand new eaves), newer windows, hot water tank, and furnace. Also update kitchen, floors, fence in 2018 and new bathtub and tiles. With a south facing backyard, and close to Nose Hill, public transport, schools, and multiple amenities. Easy access Deerfoot Trail, Stony Trail! This is a great home for any family and great opportunity for the investor and builders!

Built in 1971

## Essential Information

MLS® #	A2163227
Price	\$599,900
Sold Price	\$591,500
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,182
Acres	0.15
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	347 Huntbourne Way Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3Y3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 8th, 2024
Date Sold	September 28th, 2024
Days on Market	19
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.