# \$525,000 - 8011 Huntington Road Ne, Calgary

MLS® #A2220119

# \$525,000

3 Bedroom, 2.00 Bathroom, 1,078 sqft Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Welcome Home to This Charming Bungalow on a Spacious Lot! Discover the potential of this inviting bungalow featuring 3 bedrooms, 1.5 bathrooms, and a West-facing backyard on a generous lot â€" perfect for soaking up afternoon sun. Whether you're dreaming of building a garage, adding RV parking, or customizing outdoor spaces, this property offers the flexibility to follow your heart's desires.

Inside, the home boasts an open-concept floor plan that's ideal for families, handymen, or renovation companies ready to make it their own. The expansive living and dining areas are bathed in natural light from large windows, creating a warm and welcoming atmosphere.

The kitchen has ample space and endless potential, easily connecting to both the dining and living rooms for a seamless flow throughout the main floor.

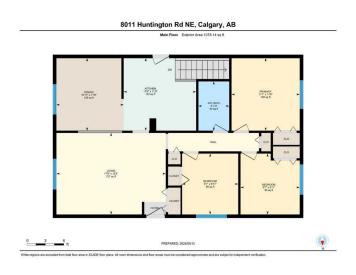
The partially developed basement includes a separate side entrance, offering a fantastic opportunity to create a legal or illegal suite â€" ideal for extended family or rental income.

This property's thoughtful layout gives you the freedom to truly make it your own.

Located just minutes from Nose Hill Park and only a 15-minute drive to downtown Calgary, you'II enjoy the convenience of city living







while being close to nature.

Highlights:

West-facing backyard;

Large lot with garage & RV parking potential;

Open floor plan with bright living spaces;

Two entrances on each side for potential suite;

Fantastic location near parks, schools, and transit.

Don't miss your chance to own in this prime location â€" book your showing today and start designing your vision.

Built in 1972

#### **Essential Information**

MLS® # A2220119 Price \$525,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1

Half Baths 1

Square Footage 1,078
Acres 0.10
Year Built 1972

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 8011 Huntington Road Ne

Subdivision Huntington Hills

City Calgary

County Calgary
Province Alberta
Postal Code T2K5A2

### **Amenities**

Parking Spaces 1

Parking Alley Access, Parking Pad, RV Access/Parking

#### Interior

Interior Features Storage

Appliances Dryer, None, Washer Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Basement, None, Stone

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Lawn

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 12th, 2025

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

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