

7964 Huntington Road NE
Calgary, Alberta

MLS # A2336139



\$580,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

West facing four bedroom legally suited bungalow with great curb appeal and well maintained. Open kitchen & dining area with adjoining spacious living room. Lots of natural light with four new front windows. Three bedrooms up with four piece main bathroom. Two entrances allow a private entry for downstairs. Fully developed legal basement with separate laundry, loads of storage space and a self-contained one bedroom suite. Feature include a huge living room & kitchen, fourth bedroom and another full bathroom. High efficiency furnace, two hot water tanks and full appliances. Gated and fenced back yard with South facing patio area. Double detached insulated garage with built in shelving & gas rough in. Additional car port for off street parking or RV/Boat storage. Well established community close to parks, schools, playgrounds, transit and shopping. This property makes for a great investment or family home with rental potential to live up and rent down.