

412 78 Avenue NE
Calgary, Alberta

MLS # A2342763



\$690,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,158 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions:	Dishwasher - as is
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Welcome to a beautifully updated family home in the heart of Huntington Hills, where thoughtful renovations, a warm modern feel and an exceptional location come together. This turn-key 5-bedroom, 2.5-bathroom four-level split offers comfortable living spaces and plenty of room for the whole family. The main floor has been refreshed with new flooring, countertops, sink, a new kitchen island and stainless steel appliances, creating a bright and welcoming kitchen that flows naturally into the dining and living areas. Updated light fixtures and new curtains throughout add to the home's fresh, cohesive feel. All three bathrooms have been renovated, including the primary bedroom's ensuite, the upper 4-piece bathroom and the lower-level 3-piece bathroom. The lower levels provide excellent flexibility for bedrooms, family space and storage, along with a partially finished office tucked into the mechanical room—ideal for working from home or a quiet study area. Numerous additional improvements include new front and rear doors, a new washer and dryer, hot water tank, new windows and new flooring throughout the lowest level. New front stairs and an access ramp, along with updated steps at the rear entrance, improve both appearance and accessibility. Outside, enjoy a large fenced backyard with mature landscaping, fruit trees and plenty of space for kids, pets and summer gatherings. The oversized double detached garage provides abundant parking, storage and workspace. Location is a standout feature. Situated directly across from Alex Munro School, with a baseball diamond and soccer field nearby, this home offers an ideal setting for families. Schools, parks, the community pool, library, shopping and transit are all close by, with convenient access to major routes, Nose Hill Park and the airport. Thoughtfully refreshed and move-in ready, this is a home that

offers the space, flexibility and location to settle in and make it your own.