



GRASSROOTS
REALTY GROUP

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**7020 Huntbourne Road NE
Calgary, Alberta**

MLS # A2237211



\$764,999

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,096 sq.ft.	Age:	1970 (55 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: none

Fully renovated bi-level on a corner lot in the desirable community of Huntington Hills! Situated on a quiet street with back alley access and a front paved driveway, this home offers plenty of parking and excellent curb appeal. The main level features upgraded flooring, a modern tile-accented fireplace, a bright kitchen with island, 3 bedrooms, and 1.5 baths. A separate side entrance leads to an illegal basement suite with 3 bedrooms, full bath, kitchen, and laundry—ideal for rental income or extended family. Enjoy the fenced backyard with a sundeck, lounge area, firepit, and garden. The heated double detached garage includes epoxy flooring and an EV plug. A move-in-ready gem with versatility and style!