



**GRASSROOTS**  
REALTY GROUP

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**6807 Huntchester Road NE  
Calgary, Alberta**

**MLS # A2240417**



**\$589,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	117 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This solid bungalow with approximately 1116 sq ft of living space sits on a flat 5,500 sq. ft. lot with 50-foot frontage on a beautiful tree-lined street, offering excellent potential for redevelopment, renovation, or rental income. With new paint, new blinds, new baseboards and carpets in the bedrooms all done in July 2025, we cannot forget to mention that the roof was also replaced at the same time! The main floor features a bright, open living area with an oversized brick fireplace, a sun-filled west-facing kitchen, a primary bedroom with 2-piece ensuite, plus two additional bedrooms and a full 4-piece bathroom. A separate rear entrance leads to the basement, which includes two finished bedrooms, a 3-piece bathroom, a laundry area, and a large undeveloped space—perfect for future development. The backyard boasts a double detached garage and plenty of room, ideal for entertaining, gardening, recreation, or further expansion. Located close to schools, shopping, parks, transit, and major amenities—this is a rare opportunity in a prime location. Book your showing today and explore the potential!