



GRASSROOTS
REALTY GROUP

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167 Huntridge Road NE
Calgary, Alberta

MLS # A2243747



\$525,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: stove in basement - as is

Welcome to this well-cared-for detached family home, offered for the first time by the original owners. Ideally located on a quiet street within walking distance to all levels of schools, shopping, transit, and every essential amenity, this home is ready for a new family to make it their own. The main floor features a spacious layout with a large kitchen, dining area, and bright living room. Three bedrooms complete this level, including a primary suite with a two-piece ensuite, while the other two bedrooms share a four-piece bathroom. A separate entrance leads to the developed basement which includes two additional bedrooms (neither window meet egress), 3 piece bathroom, a recreation room, large laundry room, and ample storage space—ideal for a growing family or easily convertible into a secondary suite. Outside, the private, well-maintained yard offers plenty of room to play or relax, and the large detached garage provides excellent parking and storage options. This is a rare opportunity to own a solid home in a prime location with exceptional potential in a great neighbourhood.