



**GRASSROOTS**  
REALTY GROUP

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**179 Huntchester Crescent NE**  
**Calgary, Alberta**

**MLS # A2251594**



**\$515,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gentle Sloping, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Primary Downstairs		

<b>Inclusions:</b>	Hot Tub
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Calling All Investors & First-Time Buyers! This charming 3-bedroom bi-level offers a smart layout, great natural light, and plenty of versatile living space—perfect for a young family or a savvy investor. The primary suite is privately located on the lower level with its own 3-piece ensuite, making it an ideal candidate for a future secondary suite. Upstairs, large windows brighten the main living areas, which include a spacious dining room, a well-equipped kitchen with excellent storage, two generous bedrooms, and a full 4-piece bath. Step outside and enjoy a backyard built for entertaining—featuring a two-tiered deck, a cozy fire pit, and an oversized double detached garage with loft space, perfect for a workshop, studio, or extra storage. Tucked away on a quiet, family-friendly crescent, this home is just steps from a playground and within walking distance of the Tri-School area, local shopping, Deerfoot City Mall, and the Thornhill Aquatic & Recreation Centre. With quick access to Deerfoot Trail and only minutes from the scenic trails of Nose Hill Park, convenience and lifestyle come together beautifully. Don’t miss the VIRTUAL TOUR LINK for interactive floor plans, high-definition photos, and a complete walkthrough of every room in the property!