



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7215 huntridge Hill NE
Calgary, Alberta

MLS # A2256836



\$783,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	1970 (55 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Refrigerator*2, Stove*2, hood fan*2, washer/dryer*2, dishwasher upstairs

LEGAL SECOND SUITE!!!GREAT MORTGAGE HELPER!!!!!!EXCELLENT location spacious two story home with around 2700 sft living space (totally 6 bedrooms and 4 baths). Walking distance to Superstore, quick access to Calgary's best amenities. Easy access to parks, schools, Nose Hill Park, shopping mall, Transit, 20 min drive to the downtown core! !!!!!!!The interior has been modernized with many updated features:::2018!!New windows throughout,New roof,Exterior stucco refinished,Upgraded kitchen,New flooring throughout,Renovated bathrooms,New backyard fence....2019!!!Added one bedroom and one full bathroom on the main floor,Installed R-20 spray foam insulation for improved energy efficiency,Fully renovated basement with kitchen, one bathroom, two bedrooms, and living room.....2020!!!Basement completely remodeled and legalized (Permit #7215 R).....2021!!!!Front yard landscaping and garden upgrades.....2024!!!Radon mitigation system installed.....2025!!!New sump pump system in basement,Entire house freshly painted. Check out the oversized backyard in a 6243 sft lot, Call your favorite REALTOR to book your private viewing.