

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

121 Huntford Close NE Calgary, Alberta

MLS # A2259210



\$515,000

Huntington Hills				
Residential/Dup	olex			
Attached-Side by Side, Bungalow				
982 sq.ft.	Age:	1970 (55 yrs old)		
6	Baths:	2		
Single Garage Detached				
0.08 Acre				
Back Lane, Back Yard, Rectangular Lot				
	Residential/Dup Attached-Side 982 sq.ft. 6 Single Garage 0.08 Acre	Residential/Duplex Attached-Side by Side, Bungald 982 sq.ft. Age: 6 Baths: Single Garage Detached 0.08 Acre	Residential/Duplex Attached-Side by Side, Bungalow 982 sq.ft. Age: 1970 (55 yrs old) 6 Baths: 2 Single Garage Detached 0.08 Acre	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Quartz Counters, See Remarks

Inclusions: N/A

First-Time Buyers & Investors ALERT! This semi-detached bungalow offers two self-contained living spaces, perfect for multi-generational families, " live up & rent down," or full rental investment. The main floor features 3 spacious bedrooms, large kitchen with ample cabinets & counters, open-concept living/dining area with abundant natural light from newer big windows, full bath with in-suite washer & dryer. The fully developed and functional basement has 3 additional good-sized bedrooms, a family room & kitchen, another full bath and a set of washer & dryer in utility room. A back-lane access single detached garage has a durable metal roof. Regular repairs and upgrades during the recent years include: roof replaced & basement windows expanded (2014), new furnace (2021), new main floor windows (2024), hot water tank (2025). Prime location across from green space, close to schools, shopping, transit, recreation centres, and Nose Creek pathways. This home checks all the boxes for comfort, convenience, and investment potential!