



GRASSROOTS
REALTY GROUP

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

461 78 Avenue NE
Calgary, Alberta

MLS # A2261828



\$559,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Detach		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Private, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, See Remarks, Skylight(s), Storage		

Inclusions: Gazebo

Instant Equity Alert! \$559,900 Bungalow Assessed at \$620,000! Don't miss this move-in ready 1,227 sq ft gem in the heart of family-friendly Huntington Hills, priced \$60k below city assessment for unmatched value. Perfect for first-time buyers, investors, or downsizers, this meticulously upgraded home offers low-maintenance living and rental income potential. Modern Upgrades Save You Thousands: All-new hail-proof stucco exterior, newer roof (5 yrs), energy-efficient upstairs windows that have been replaced, new garage door, and a fully renovated bathroom (down to studs, new piping/venting). Solid oak cabinets and 7-yr-old hardwood in the master add timeless luxury. Income Opportunity: You can easily made into a legal suite (pending permit approval) with an already established separate entrance, a full bathroom in basement and easy access to plumbing —perfect for investors or mortgage relief. Lifestyle Perks: Enjoy a maintenance-free backyard oasis with gazebo (covers included) and natural gas BBQ hookup. Front/back window airflow keeps summer days breezy. Oversized heated garage is ideal for hobbies or storage. Unique Value: Rare basement wood paneling with proven resale value (seller was able to resale some on kijiji for \$150 for a bundle) adds vintage charm. Low utilities (~\$326/mo based on sellers average bills over last year) and a regularly serviced furnace in top condition keep costs down. Prime Location: Steps from top-rated schools (Huntington Hills School, John G. Diefenbaker High), Nose Hill Park, and transit. Just 5–10 min to Deerfoot Trail/downtown, 15 min to YYC airport—perfect for commuters. Why Pay More? This versatile 2+1 bedroom (easily 3) bungalow offers flexible spaces for a primary retreat, gym, or office, outshining smaller comps at higher prices. Book your showing now and seize

this rare opportunity to own below assessment in a sought-after community!