



GRASSROOTS
REALTY GROUP

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133 & 135 Huntford Close NE
Calgary, Alberta

MLS # A2261915



\$949,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,058 sq.ft.	Age:	1971 (54 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: N/A

Incredible opportunity to own a full duplex, offering 2,056 sq ft above grade – perfect for investors! Both units feature 3 bedrooms (2 up, 1 down) and 2 full bathrooms, with spacious layouts designed for comfort and functionality. Unit 135 has been beautifully updated, showcasing a modern kitchen with stainless steel appliances, bright bathrooms with dual vanity sinks. New washer & dryer and a cozy wood-burning fireplace. Unit 133 offers great potential for future renovations. Situated on a large corner lot, the property offers spacious yards, rear parking, and plenty of street parking. Ideally located in a family-friendly neighborhood with easy access to Deerfoot Trail and close proximity to schools, parks, playgrounds, and public transit. This property offers strong rental potential and is a rare find in today’s market. Don’t miss out – book your private showing today!