



**GRASSROOTS**  
REALTY GROUP

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**133 & 135 Huntford Close NE**  
**Calgary, Alberta**

**MLS # A2261915**



**\$895,000**

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

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

**Inclusions:** N/A

Incredible opportunity to own a full duplex, offering 2,056 sq ft above grade &ndash; 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&rsquo;s market. Don&rsquo;t miss out &ndash; book your private showing today!