



**256 Huntridge Road NE
Calgary, Alberta**

MLS # A2284550

\$599,000



Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,162 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage		

Inclusions: gas stove "as is condition", 2nd fridge, garburator, compost barrels, garden boxes, undermount radio in kitchen

OPEN HOUSE 2:00-4:00 Sunday February 8 Welcome to this well cared for Nu-West built home located on a quiet, family-friendly street in the heart of Huntington Hills. Loved for its mature landscaping, sunny front porch, and beautiful garden spaces, this property offers outstanding potential for buyers looking to personalize while benefiting from strong structural upgrades and thoughtful maintenance. Step inside to discover newer windows throughout most of the home, original hardwood flooring preserved beneath carpet in two bedrooms, and a spacious layout filled with natural light. The large kitchen featuring abundant cabinetry, a hallway pantry, garburator, and updated range offering plenty of space for everyday living or future renovation plans. The lower level adds flexibility with a bright "summer kitchen" area, generous recreation room with built-in shelving, a four-piece bathroom, tons of storage, including double closets in the den.Outside, enjoy newer shingles on both the home and garage, updated soffits and downspouts. The large double garage and paved rear lane provide excellent access, with additional space for camper parking beside the garage if so desired. Garden boxes and mature flower beds make the backyard a true retreat, while the front porch offers the perfect place to unwind and enjoy the neighborhood. Ideally situated close to neighborhood shopping, Deerfoot Trail, McKnight Boulevard, and everyday amenities, this location is prized for its convenience and strong community feel. A fantastic opportunity in an established northwest community in this well loved home!