



**244 Huntridge Road NE  
Calgary, Alberta**

**MLS # A2287698**



**\$500,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Tre		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** N/A

Here it is a great equity builder for someone who wants to gradually update this solid property while living in the home. This bungalow needs updating but is quite livable in it's present condition. The property has just been freshly painted throughout the main level, the main level has hardwood in the living room, hallway and 3 bedrooms. There is updated Decora plugs and switches through the house. The shingles are only a few years old on both the house and double garage. The furnace is older but it works well and has just been serviced and cleaned. The basement is partially developed which includes roughed in plumbing for a second bathroom. The backyard is a good sized flat yard needing new fencing at the rear only. The back ally is paved. The home is located on a side street only 3 short blocks to both Catholic and public elementary schools .You are close to shopping, and access to Deerfoot Trail and less than a 10 minute drive to the Airport. This property would be a great one for a young family wanting to get a single family home in a great neighbourhood. The property has been priced accordingly due to the work that will eventually need to be done to update it. Don't delay, call your favourite Realtor today while it lasts.