



GRASSROOTS
REALTY GROUP

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804 68 Avenue NW
Calgary, Alberta

MLS # A2289620



\$634,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: Wall Shelving, GreenHouse and Planters, Waterfall Pump, Hot Tub(Negotiable)

Welcome to this fully developed 5-bedroom, 2-bathroom bungalow tucked away on a quiet street in a mature, established NW community where the trees are tall, the neighbours are friendly, and pride of ownership is evident. This spacious home offers 3 generous bedrooms and a full bath on the main floor, plus 2 additional bedrooms and another full bath downstairs — ideal for large families, multi-generational living, or future suite potential (subject to City approval). The bright main level features gleaming floors, a modern gourmet kitchen with updated appliances and pantry, and patio doors leading to a covered patio with hot-tub and HUGE backyard. Large triple-pane windows flood the home with natural light, while central air conditioning keeps you cool and comfortable all summer long. Cozy up year-round with your updated gas fireplace, creating the perfect balance of comfort in every season. The fully developed basement adds serious value and versatility. You’ll find two large bedrooms, a full bathroom, a huge living room perfect for movie nights or game days, and a massive storage room that keeps everything organized and out of sight. Comfort is dialed in with an upgraded furnace and hot water tank, giving you peace of mind along with energy efficiency. Whether you need space for teenagers, guests, extended family this lower level delivers everything you need. Outside, you’ll love the huge, private yard — complete with mature fruit trees, raspberries, blueberries, and saskatoon berries, plus a greenhouse for those with a green thumb. Whether you're harvesting fresh berries in the summer or enjoying quiet evenings under the covered patio, this outdoor space is both functional and inviting. A single detached garage, large connecting carport, and convenient corner lot access off the alley add even more flexibility and convenience.

Major updates include: Roof (2024) | Siding (2020) | Triple Pane Windows (2023) | Gas Fireplace Insert (2023) | Kitchen Renovation (2021) | Hot Water Tank (2020) | HE Furnace. Location truly matters — and this one delivers. You're walking distance to multiple schools, playgrounds, shopping, transit, tennis courts, swimming, and hockey. Nose Hill Park is just minutes away for off-leash dog walks, bike rides, and endless green space. Quick access to major routes makes commuting downtown or heading to the airport simple and easy. Beautiful Detached home. Updated. Spacious. Set in a mature NW neighbourhood. Homes like this don't sit for long. Come see it for yourself — book your private showing today.