



**212 78 Avenue NE**  
**Calgary, Alberta**

**MLS # A2289672**



**\$499,888**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Exceptional Opportunity in Huntington Hills! Located in the established and family-friendly community of Huntington Hills, this spacious 6-bedroom, 2.5-bathroom 3-level split offers incredible potential for investors, renovators, or buyers looking to build equity. Situated on a generous 5,608 sq ft lot with rear lane access, this property provides ample space for future garage development, additional parking, or a backyard transformation. The functional and versatile layout accommodates large families, multi-generational living, or creative redesign ideas. The upper level features four bedrooms including a primary suite with a 2-piece ensuite, while the lower level adds two additional bedrooms and a full bathroom – ideal for expanding living space or rental possibilities (subject to city approval). The south-facing front exposure allows for great natural light, and the private backyard offers room to create your ideal outdoor retreat. Located close to schools, parks, shopping, transit, and major roadways, this home combines convenience with long-term upside potential. This property requires updates and is being sold as-is, where-is, making it a fantastic opportunity for those ready to renovate and unlock its full value. Quick possession available. Conveniently located near schools, shopping, transit, and major roadways with quick access throughout the city. Property is being sold as-is, where-is.