



**808 68 Avenue NW
Calgary, Alberta**

MLS # A2290453



\$569,500

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,263 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Treed		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Welcome to 808 68 Avenue NW, a beautifully updated and meticulously maintained 1,236 square foot bi-level tucked away on a quiet street in the family-friendly community of Huntington Hills. This inviting home blends classic charm with modern updates, offering an incredible combination of comfort, functionality, and future potential. Step inside to find rich oak hardwood flooring flowing throughout the main level, creating a warm and timeless feel. The spacious living and dining areas are enhanced by impressive vaulted ceilings that fill the space with natural light, giving a bright and open atmosphere ideal for everyday living and entertaining. The brand new kitchen will impress with its sleek cabinetry, granite countertops, tile backsplash, and premium stainless steel appliances—perfect for any home chef. The main floor features three generous bedrooms, including a primary suite with an updated two-piece ensuite, and a beautifully refreshed four-piece main bathroom. Every detail has been carefully considered, from the crisp new paint throughout to updated light fixtures, switches, plugs, door handles and hinges that add a modern touch. The lower level remains unspoiled and ready for your creative vision. Whether you imagine additional bedrooms, a recreation space, gym, or suite potential (subject to city approval), the possibilities are endless. The inviting wood-burning fireplace creates a cozy focal point that will make this area a future favorite spot for family gatherings. Added value comes with several recent mechanical updates, including newer windows, mid-efficiency furnace, hot water tank, and humidifier, providing comfort and peace of mind for years to come. Outside, you’ll love the newly rebuilt front balcony that welcomes you home and the massive backyard that offers exceptional space for children, pets, gardening, or future

expansion. The attached oversized single tandem garage is insulated and provides ample room for vehicles, storage, or a workshop. This home sits on a large lot in an unbeatable location—within walking distance to all levels of schools, public transit, shopping, and every community sporting facility Huntington Hills has to offer. Commuters will also appreciate the quick and easy access to major routes, Downtown Calgary, and the airport. This is a true opportunity to own a move-in ready home in one of Calgary's most established and convenient neighborhoods. Whether you're a growing family, first-time buyer, or investor seeking long-term value, 808 68 Avenue NW is the perfect place to call home.