



**148 Huntridge Road NE
Calgary, Alberta**

MLS # A2294727



\$700,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home		

Inclusions: call lister

WOW WOW WOW!!! This Gem of a property is a rare find in the community, set on a beautiful FLAT corner lot in a well-established central neighbourhood, one of the most sought-after locations in the area. Perfect for a family home or strong investment, this west-facing bungalow is thoughtfully designed. It boasts three spacious main floor bedrooms and a newly renovated basement with a fresh bathroom and sleeping area. With all new windows, doors, and upgraded plumbing and electrical in the basement, along with 60% of these improvements on the upper level and R14 insulation, this home is truly exceptional. A new ensuite, updated smoke and carbon monoxide detectors, and a completed fireplace inspection add to the peace of mind. New furnace, appliances including fridge, stove, and dishwasher, a retaining wall, fence, and eavestroughs all brand new. With a mature, sunny backyard, an oversized double garage, and proximity to schools, transit, and shopping, this is one of the most coveted locations—truly a must-see!