



**60 Huntham Road NE  
Calgary, Alberta**

**MLS # A2299722**



**\$599,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Gas BBQ

Offered for the first time by the original owners, this charming 1,134 sq. ft. bi-level home features 5 bedrooms and 2 bathrooms, ideally situated on a quiet street just steps from a playground in one of Calgary's most established communities. The main level showcases beautiful oak hardwood floors and a bright, inviting layout. The dining room is highlighted by French patio doors that open onto a large deck, overlooking a private, beautifully treed backyard—perfect for relaxing or entertaining. The kitchen features maple cabinetry and a skylight, filling the space with natural light. The fully developed basement offers excellent additional living space, including a spacious fourth and fifth bedroom, a sunny family room, 3-piece bathroom, and a separate entrance providing convenient access to the backyard. Outside, you'll find an oversized detached garage, a greenhouse, and a lush, mature yard that adds to the home's appeal. With major updates already completed (furnace, windows, shingles, and hot water tank) this home is move-in ready and full of potential for your family's next chapter.