



**8011 Huntington Street NE  
Calgary, Alberta**

**MLS # A2303394**



**\$594,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** Window Coverings

\*\*\*OPEN HOUSE: SATURDAY APRIL 25TH & SUNDAY APRIL 26TH, BOTH FROM 2PM - 4PM\*\*\* 8011 Huntington Street NE, Where Your Next Chapter Begins. THE STATS: 1,053sqft | 4 Beds | 2 Baths | East-Facing Detached Bungalow. Main Floor: 2 bedrooms & large full bathroom, gas fireplace in the living room, new recessed lighting, sun-filled east-facing front patio. Basement: 2 bedrooms, spacious recreational room, 3-piece bathroom, updated laundry appliances. Exterior: Double detached garage, new back alley & side fencing, low-maintenance yard, pre-paid Summer 2026 lawn care. Recent Upgrades of over \$37,000: Triple-pane windows (2024); A/C, furnace, hot water tank & floor drain (2024); attic sawdust removal & R-50 re-insulation (2024); new back alley & side fence (2025); recessed lighting, LVP laundry flooring & lawn care (2024 to 2026). THE LIFESTYLE: 8011 isn't just a house, it is an opportunity to have a life well-lived. Quality materials such as the beauty of the natural granite stone countertops in the kitchen and bathrooms, floor-to-ceiling slate surround gas fireplace, and wooden balustrade, subtly add to the quiet ambiance of the home. Picture your mornings beginning on a sun warmed, east-facing patio, overlooking a green space as the neighbourhood quietly stirs, coffee in hand, with the day full of promise. You spend your evenings gathered around a gas fireplace in a living room that feels welcoming as it is warm. Round out the nights with relaxing baths in your luxurious tub to wash away the day's stresses, and prepare you for restful sleeps. You'll have peace of mind for years to come with the recent investment of \$37,000 in upgrades - new mechanical systems, superior insulation, and triple-pane windows - keeping Calgary's winters firmly outside where they belong. The developed basement provides you with choices for whatever

life brings next: a growing family, a home office, gym, or a place for guests to feel genuinely at home. Your weekends are now spent on the extensive trails of Nose Hill Park, with sweeping views of the city, just minutes from your front door. Conveniently exit your oversized primary bedroom through your french doors leading directly to the backyard, where you'll enjoy the crackling sounds of a summer night's bonfire. Proximity to local amenities such as restaurants, shops, and the grocery store, means less time commuting and more time creating wholesome meals in your spacious kitchen. With numerous school options, quick access to Deerfoot Trail and Centre Street, and an active community association, Huntington Hills in Northwest Calgary is where roots are meant to be put down. Contact your favourite realtor today to book a private tour and meet your new home!