



**724 64 Avenue NW  
Calgary, Alberta**

**MLS # A2130448**



**\$669,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Heated Garage, Parking Pad, Triple Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage		

**Inclusions:** n/a

Beautiful move-in ready family home located in the well-established community of Huntington Hills. A south-facing front entrance lets in an abundance of sunshine, leading into an open floor-plan kitchen, dining room and living room. The renovated kitchen with high ceilings and an island is perfectly designed for entertaining, cooking and enjoying family meals together. The main floor is also home to 3 spacious bedrooms, a full 4-piece bathroom and a 2-piece ensuite. The back entrance provides access to both the main floor and the basement. The basement hosts approximately 800 sq. ft. of finished space that includes a large rec room, a fourth bedroom, a bonus room, a 3-piece bathroom, a laundry room and a spacious storage room. There is an oversized 3-car heated garage and parking for 2 additional vehicles. The backyard is welcoming to host a garden and an evening firepit. This home is conveniently located within walking distance to neighbourhood schools, and community amenities. It is a great family home or rental investment.