



**304 Huntridge Road NE  
Calgary, Alberta**

**MLS # A2159770**



**\$639,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** 2 Refrigerators, 2 Stoves, , 2 Washers, 2 Dryers, Heater in Garage, Garage opener + remote, Dishwasher- upper level, Dishwasher - lower level is not operational (as-is)

Live up and Rent down, or rent up and down - updated raised bungalow with 2 bedroom, illegal walk-up Basement Suite! Located on a quiet street in Huntington Hills, this already established income-generating home, will impress you, with the large living room accented with gleaming oak hardwood flooring, California knock-down ceiling, light fixture medallions, upgraded door headers, built-ins, and updated vinyl windows. The seamless flow into bright Oak kitchen complete with a ton of cabinet, countertop and ceramic tiled floors, make for easy entertaining plus the dining area provides direct access to the large rear deck &ndash; perfect for indoor-outdoor entertaining! Continuing the main floor, there are 2 good sized bedrooms, 4-piece math bathroom w granite counters, undermount sink and tiled tub surround. A separate laundry room completes the main floor. Outside, an exterior walk-up entrance leads to the fully finished basement suite (illegal). The basement has an open concept layout with a large living room, with gas fireplace & tiled panel wall, open to the kitchen and separate dining room. There are 2 great sized bright bedrooms, 4-piece bathroom and designated laundry room. The backyard is fully fenced with a patio area and established gardens plus access to your oversized detached garage (23'4"x25'5"), new garage shingles in 2022, insulated, drywalled, heated, complete with a newer insulated door and currently a large climbing wall! (can be removed if not wanted). The rear lane is paved and there is an additional exterior parking stall beside the garage. This Huntington Hills home has a stucco exterior and is situated in a prime location close to all amenities, has been updated over the years and provides the best of comfortable living with revenue income. Call today to book your showing!