



8020 Huntwick Hill NE
Calgary, Alberta

MLS # A2178841



\$815,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1971 (53 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to 8020 Huntwick Hill NE, a fully renovated bungalow nestled on a quiet street in the mature, highly desirable neighborhood of Huntington Hills! This established community offers a lifestyle surrounded by convenience and charm, with quick access to schools, parks, shopping, and dining. From this address, enjoy a quick walk to local parks or take in views of Nose Hill Park right from your front window. This home is a true showstopper, offering over 2,600 sq. ft. of updated, open-concept living space. With a total of six bedrooms and three bathrooms, including a fully legal, three-bedroom suite in the basement, this property is perfect for families and those looking for an income suite or mortgage helper. The basement suite is fully self-contained, featuring separate laundry, two brand-new Lennox high-efficiency furnaces, and a private entrance—all while being soundproofed and fire-rated for complete privacy. As you enter, you'll be greeted by custom built-ins for coats and shoes, providing both style and practicality. The open-concept main floor living area is designed to impress, with a bright and airy feel and large front windows that flood the space with natural light. The chef's kitchen is the heart of the home, boasting a large center island with a built-in microwave and wine fridge, perfect for both family dinners and entertaining. All three bedrooms on the main floor are positioned on the north side of the home, offering a quiet and spacious retreat. The primary suite is a highlight, featuring a beautifully designed feature wall, an elegant three-piece ensuite, and custom-built closets. Laundry is conveniently located on the main floor, saving you from trips up and down the stairs. The lower level is just as impressive, with a thoughtfully designed three-bedroom legal suite that doesn't compromise on comfort. Each bedroom includes custom built-ins, and

with separate laundry and appliances, this suite is ready to accommodate extended family or tenants. Outside, enjoy the privacy of a fully fenced backyard and the convenience of a double detached garage, offering plenty of parking. Huntington Hills offers easy access to nearby grocery stores, including Safeway and Real Canadian Superstore, as well as popular cafes, restaurants, and playgrounds within minutes. With transit routes nearby, commuting to downtown or around Calgary is a breeze. This home is an incredible opportunity to own a modern, stylish bungalow with income potential in one of Calgary's established neighborhoods. Don't miss your chance to see it in person—schedule a showing today!