

16 Huntham Road NE
Calgary, Alberta

MLS # A2213756



\$597,500

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Street Lighting		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Second fridge in the basement.

Discover opportunity and value in this well-maintained 1,005 sq. ft. bungalow located on a QUIET STREET in established Huntington Hills. Set on a generously sized lot, this home offers a practical layout, solid updates, and ample space inside and out. MAIN FLOOR FEATURES: A bright front living room with bamboo HARDWOOD flooring and a large picture window; three comfortable bedrooms and a tastefully UPDATED 4-piece bathroom; a spacious eat-in kitchen with backyard views—perfect for family meals and future updates. LOWER LEVEL was professionally developed and expands your living options with durable bamboo HARDWOOD flooring throughout; a large recreation room, a laundry area with a second refrigerator and multiple storage spaces; a den (no window) and a versatile flex room with a closet and two windows, ideal for home office, guest space, or conversion to a legal bedroom (subject to City approval of upgraded egress windows); a 3-piece bathroom for added convenience. OUTSIDE, the expansive east-facing backyard is larger than average in this area and features a paving stone patio and a fire pit — great for outdoor entertaining; there’s ample room for a garden and access to the OVERSIZED DOUBLE GARAGE (approx. 629 sq. ft.). A high-efficiency furnace (2009) offers peace of mind for future owners. LOCATION! Within easy walking distance to Alex Munro School (400 m) and St. Hubert Elementary (900 m), and only a 20-minute walk to the West Nose Creek Park and off-leash area. Commuters will appreciate easy access to transit, Centre Street, Beddington Trail, and Deerfoot Trail. Many nearby amenities include a pool, gym, library, hockey rinks, grocery stores, and several shops and restaurants. Whether you want to renovate and personalize or invest in a solid home with upside, 16 Huntham Road NE offers a quiet

home with great neighbours in a wonderful location, ready for you to make it your own!