

# \$625,000 - 428 Huntbourne Hill Ne, Calgary

MLS® #A2215215

## \$625,000

3 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

This charming bi-level home is situated on a quiet street across from a park, offering easy access to schools (both public and separate), bus routes, Deerfoot City, Save-On-Foods, and Superstore. Legal suite! A perfect opportunity to live upstairs and rent out the lower level. The upper level features 2 bedrooms and a 5-piece bathroom with a deep jetted tub. The airy, open-concept kitchen and living room are bright and inviting, complemented by a separate laundry area with a newer washer and dryer. Downstairs, the Legal suite with separate entrance includes a spacious bedroom, a huge family room, a 3-piece bathroom, and a second updated kitchen with new counters and a tile backsplash—this space could be converted into a fourth bedroom if desired. The lower level also has its own laundry/storage area. Outside, you'll find a double detached heated garage, a long front driveway providing ample parking, and RV parking in the back. The yard boasts newer fencing, a large concrete patio, a spacious deck, and mature landscaping. This home has seen many updates, including new appliances, a new hot water tank in the basement suite, some new windows, and more. A fantastic investment opportunity, with a wonderful long-term lower level tenant willing to stay, allowing you to start collecting rent immediately. This one won't last—don't miss out!

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215215    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,044       |
| Acres          | 0.13        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 428 Huntbourne Hill Ne |
| Subdivision | Huntington Hills       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 5G5                |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Front Drive, Heated Garage |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Smoking Home, Separate Entrance   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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