

\$650,000 - 428 Huntbourne Hill Ne, Calgary

MLS® #A2202925

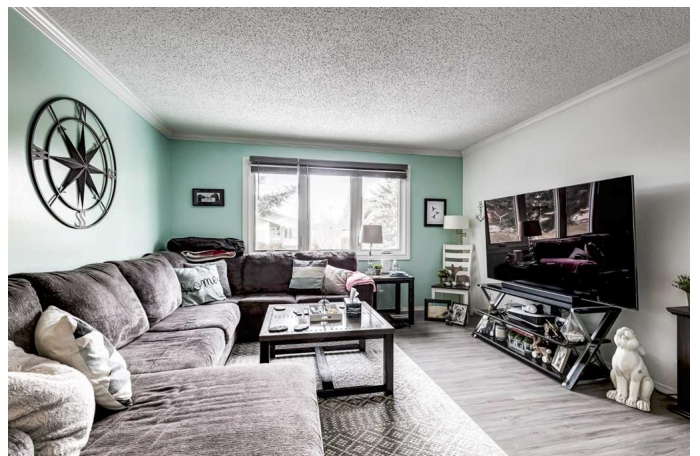
\$650,000

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® # | A2202925 |
| Price | \$650,000 |
| 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, Heated Garage, Front Drive |
| # 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 | March 20th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |

Listing Details

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

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