# \$539,000 - 450 78 Avenue Ne, Calgary

MLS® #A2203318

## \$539,000

4 Bedroom, 2.00 Bathroom, 1,013 sqft Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

1996 sq ft TOTAL LIVEABLE SPACE | ACROSS FROM GREEN SPACE | 5 MIN WALK TO ELEMENTARY SCHOOL | LOW MAINTENANCE BACKYARD| CONCRETE RV PARKING PAD | Welcome to 450 78 Ave NE, a family friendly home in the guiet neighbourhood of Huntington Hills. This functional bungalow offers spacious 1996 sq ft of livable space with 3 bedrooms up and 1 bedroom in the basement. Upon entry you will be greeted by the beautiful cherry oak hardwood floor and 2 bright windows. The double sliding patio doors in the diningarea will take you to the SOUTH facing front deck, perfect for family entertaining. Updated kitchen comes with granite counter tops, newer stainless steel stove and refrigerator. The Separate entrance/side door will take you to the developed basement with an extra bedroom & a 3 piece bath. The concrete pad (15.5 ft width x 26.5 ft long) in the backyard is perfect for your mid size RV parking. The low maintenance backyard is ideal for your busy life style. Newer Samsung Washer & Dryer -2023, Roof - 2012, Garage Roof - 2018, High Efficiency Furnace. Deerfoot City, Thornhill Aquatic & Recreation Centre, Library, Superstore, Save-On-Food, Restaurants and major roadways are minutes away, perfect for all your family needs.







Built in 1972

#### **Essential Information**

MLS® # A2203318 Price \$539,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,013

Acres 0.10

Year Built 1972

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 450 78 Avenue Ne

Subdivision Huntington Hills

City Calgary
County Calgary
Province Alberta
Postal Code T2K 4Z9

## **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Off Street, Parking Pad, RV Access/Parking,

Alley Access, Garage Door Opener, Paved

# of Garages 2

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Separate

Entrance, Storage, Wood Windows

Appliances Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full

## **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Street Lighting, Low Maintenance

Landscape

Roof Asphalt

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 17

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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