



**148 Huntridge Road NE**  
**Calgary, Alberta**

**MLS # A2294727**



**\$665,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home		

**Inclusions:** call lister

OPEN HOUSE MAY2 1:00-3:00. WOW WOW WOW!!! This Gem of a property is a rare find in the community, set on a beautiful FLAT corner lot in a well-established central neighbourhood, one of the most sought-after locations in the area. Perfect for a family home or strong investment. This west-facing bungalow is thoughtfully designed. boasting three spacious main floor bedrooms and a newly renovated basement with a fresh bathroom and sleeping area. With all new windows, doors, and upgraded plumbing and electrical in the basement, along with 60% of these improvements on the upper level and R14 insulation (greatly improving utility costs!!). This home is truly exceptional. A new ensuite, updated smoke and carbon monoxide detectors, and a completed fireplace inspection add to the peace of mind. New furnace, appliances including fridge, stove, and dishwasher, a retaining wall, fence, and eavestroughs all brand new. With a mature, sunny backyard, an oversized double garage, and proximity to schools, transit, and shopping, this is one of the most coveted locations—truly a must-see!