



436 Huntley Way NE
Calgary, Alberta

MLS # A2305488



\$599,999

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,155 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this beautiful bi-level home situated on a desirable corner lot in the sought-after community of Huntington Hills, directly facing a park and playground. The curb appeal of this property truly sets it apart. As you approach the home, you'll appreciate the fully fenced yard with a chain-link fence in the front—perfect for families with children to play safely. Step inside to a move-in ready home featuring a spacious living room and dining area, along with a generously sized kitchen. The upper level offers two well-proportioned bedrooms and a full bathroom, with room sizes that will not disappoint. The fully developed basement includes an additional large bedroom, a full bathroom, and expansive rec and family rooms—ideal for entertaining or relaxing with the family. Outside, you'll love the brand-new deck complete with privacy fencing, providing the perfect space to unwind and enjoy time with loved ones in comfort. This home is the perfect starter for any family!