



GRASSROOTS
REALTY GROUP

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99 Huntford Road NE
Calgary, Alberta

MLS # A2317231



\$488,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	962 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lightin		

Heating:	Forced Air
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to 99 Huntford Road NE, where charming curb appeal begins with a beautifully landscaped front yard and inviting courtyard garden. Located in the established community of Huntington Hills, this well-maintained bi-level duplex offers exceptional value, thoughtful updates, and nearly 1,000 square feet of developed living space—all with no condo fees. Step inside to discover a bright and welcoming interior highlighted by vaulted ceilings and pristine hardwood and vinyl flooring that create an open, airy feel throughout the main level. At the heart of the home is a functional kitchen featuring extended cabinetry and abundant storage, making meal preparation and organization effortless. The main floor offers two comfortable bedrooms and a well-appointed 4-piece bathroom. The lower level expands your living options with a dedicated studio or hobby room, a third bedroom, a versatile bonus room, and extensive storage space. Updated egress windows enhance both safety and functionality while allowing natural light to fill the lower level. Outside, the generous backyard has been thoughtfully designed for both relaxation and enjoyment. Garden enthusiasts will appreciate the numerous flower beds, while the newly renovated deck (2024) provides the perfect setting for summer gatherings or quiet evenings outdoors. The detached double garage offers excellent parking and storage without sacrificing valuable yard space. Families will appreciate the convenient location within walking distance of St. Helena School and John G. Diefenbaker High School. Shopping, dining, and entertainment are just minutes away at Deerfoot City, while commuters will enjoy quick access to major roadways, public transit, Calgary International Airport, and downtown Calgary—all within approximately a 20-minute drive. Combining comfort, functionality,

thoughtful updates, and an unbeatable location, this Huntington Hills home presents an outstanding opportunity for first-time buyers, families, downsizers, or investors looking for exceptional value in a mature and well-connected community.