



GRASSROOTS
REALTY GROUP

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135 Huntcroft Way NE
Calgary, Alberta

MLS # A2322910



\$579,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Many Trees, Paved, Private, Tre		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Negotiable

Welcome to this lovingly maintained bungalow nestled in the established and family-friendly community of Huntington Hills. Built in 1969, this home has been cherished over the years and remains in its original condition, offering an incredible opportunity for buyers to move in, renovate at their own pace, or create their dream home while adding their own personal touch. The main floor features a functional and inviting layout with 3 spacious bedrooms, a 4-piece bathroom, and bright living spaces that include a comfortable living room, dining area, and kitchen designed for everyday living and family gatherings. The fully finished basement adds exceptional versatility with its separate exterior entrance, making it ideal for multigenerational living, extended family, guests, or future development possibilities. Downstairs you'll find a large recreation/living room, an additional bedroom, a 3-piece bathroom, and a bonus room perfect for a home office, hobby room, gym, or extra storage. Outside, you'll appreciate the abundance of parking and storage options. A large paved driveway extends all the way to the backyard, leading to a double detached garage complete with a loft area offering additional storage or workshop potential. The backyard also features RV parking with convenient paved alley access, a rare and highly desirable feature. The home features an updated room, hot water tank and furnace! Stay comfortable all summer long with central air conditioning. Location is everything, and this home delivers. Situated in the heart of Huntington Hills, you'll enjoy easy access to nearby schools including Huntington Hills School and John G Diefenbaker High School, along with numerous parks and playgrounds throughout the community. Nature lovers will appreciate being just minutes from Nose Hill Park and West Nose Creek / Confluence Park, offering endless opportunities for walking,

cycling, and enjoying Calgary's beautiful outdoor spaces. Families will also love having neighborhood playgrounds nearby. Convenient shopping, dining, and everyday amenities are all within easy reach, including Beddington Towne Centre and numerous services along Centre Street and Deerfoot Trail, making commuting and errands simple and convenient. Whether you're a first-time buyer, investor, or someone looking for a solid home with incredible potential, 135 Huntcroft Way NE offers space, functionality, and an opportunity to make it truly your own.