



GRASSROOTS
REALTY GROUP

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42 Huntford Close NE
Calgary, Alberta

MLS # A2323008



\$399,900

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,005 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Common, Off Street, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Private		

Heating:	High Efficiency, Forced Air
Floors:	Linoleum, Other
Roof:	Flat Torch Membrane
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: -

An incredible opportunity to own a home with solid bones and structure, ready for your personal finishing touches. Key updates include a torch on membrane roof (2018), high efficiency furnace (2019), and a hot water tank (2024), providing peace of mind for years to come. Inside, the home offers spacious living areas that create a comfortable retreat for everyday living or an inviting setting for entertaining guests. The functional kitchen is ideally positioned between the family room and dining area, enhancing flow and overall usability. The dining room features sliding doors that open onto a large deck, perfect for indoor/outdoor living. The raised bungalow design allows for larger basement windows, bringing in an abundance of natural light to the lower level. Enjoy morning sun in the backyard and unwind in the evening on the front porch as the sun sets to the west. Ideally located within walking distance to a wide range of amenities, including the Thornhill Aquatic Centre, Calgary Public Library, Murray Copot Arena, Superstore, schools of all levels, and nearby parks and fields. Commuting is effortless with excellent access to major routes such as Centre Street, 4 Street, 64 Avenue, and Deerfoot Trail, as well as convenient public transportation options.