



**GRASSROOTS**  
REALTY GROUP

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**7511 Huntridge Crescent NE**  
**Calgary, Alberta**

**MLS # A2323516**



**\$549,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                                          |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                  |               |                   |
| <b>Size:</b>     | 1,175 sq.ft.                                              | <b>Age:</b>   | 1970 (56 yrs old) |
| <b>Beds:</b>     | 4                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Gazebo, Rectangular Lot |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                      |                   |      |

**Inclusions:** pergola, bookshelf,

open house June 27 1-3 Welcome to Huntington Hills—where opportunity, space, and community come together. Lovingly maintained by the same family for many years, this spacious bungalow offers the kind of solid construction, thoughtful layout, and pride of ownership that is becoming increasingly difficult to find. Step inside to discover original hardwood floors, a bright living room, dedicated dining area, functional kitchen, three main-floor bedrooms, and a full bathroom. Downstairs, the fully developed basement expands your living space with a cozy fireplace, large family room, games area, additional bedroom, and convenient 3-piece bath—perfect for growing families, guests, hobbies, or future development ideas. Outside, you’ll find a generous lot with a double detached garage, concrete patio, and pergola creating the perfect setting for summer BBQs, family gatherings, and evenings spent outdoors. A small green space behind the property adds privacy and an open feel rarely found in the city. Location is everything, and this home delivers. Enjoy easy access to schools, shopping, parks, walking paths, Deerfoot Trail, major transit routes, and Calgary International Airport. The long-time owners will also tell you one of the area’s best features—the wonderful neighbours who genuinely look out for one another and create a true sense of community. Whether you’re a family looking for room to grow, a buyer wanting to build equity through updates, or an investor searching for your next project, this is a home with incredible potential in a highly desirable location. Bring your vision and make it your own