



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

474 78 Avenue NE
Calgary, Alberta

MLS # A2323682



\$620,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: N/A

Welcome to 474 78 Avenue NE, a beautifully updated bungalow in the sought-after community of Huntington Hills, where mature trees and lush landscaping create a private and inviting setting. Offering 4 bedrooms, 2 bathrooms, and nearly 1,900 sq. ft. of developed living space, this fully finished home combines thoughtful renovations with everyday comfort. Step inside to discover original hardwood flooring and a bright, spacious living room designed for both relaxing and entertaining. The redesigned kitchen is a true showpiece, featuring stainless steel appliances, including an added dishwasher, along with ample cabinetry and workspace for the home chef. The functional main level includes three bedrooms and a beautifully renovated 4-piece bathroom, offering an ideal layout for families. The fully developed basement adds exceptional flexibility with a large recreation area, three egress windows, a wood-burning fireplace insert, an additional bedroom, and a renovated 3-piece bathroom. Whether you need extra space for family, guests, a home office, or future rental potential, it's already here. Major updates over the years include a new furnace, tankless hot water system, water softener, high efficiency heat pump for the air condition and new electrical panels. Outside, the oversized double garage is complemented by brand-new concrete pads that extend from the back, around the side, and all the way to the front steps, all fully updated on the RPR. The backyard is also equipped with a natural gas BBQ hookup, so you can connect your favorite grill and enjoy the convenience of unlimited natural gas for outdoor cooking year-round. Enjoy the convenience of nearby restaurants, shops, grocery stores, numerous school options, and quick access to Deerfoot Trail and Centre Street. Combined with an active community association and the established charm of Northwest

Calgary, Huntington Hills is a place where roots are meant to be put down. Contact your REALTOR® today to book a private tour and discover your new home at 474 78 Avenue NE.