



GRASSROOTS
REALTY GROUP

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6839 Huntridge Hill NE
Calgary, Alberta

MLS # A2327673



\$550,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,121 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

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

Inclusions: None

Offered for sale by the original owners, this solid 4-level split is located on a quiet street just steps from a park and playground in one of North Calgary's most established, family-friendly communities. This home offers an excellent opportunity to add value and build equity with some cosmetic updates. The functional floor plan features a bright, sunny living room, a dining area with patio doors leading to the deck, and a spacious kitchen with plenty of potential. Upstairs, you'll find three comfortable bedrooms, a full bathroom, and a convenient 2-piece ensuite off the primary bedroom. The third level, with its own separate walk-up entrance, is fully developed with a large bedroom, a generous family room, and offers excellent potential for an illegal suite (subject to municipal requirements). The fourth level includes another full bathroom and abundant storage space. Outside, enjoy a private west-facing backyard filled with mature trees and established perennials, along with an oversized detached garage. The shingles on both the house and garage were replaced approximately three years ago, providing added peace of mind. Situated on a generous 55' x 110' lot, this property combines location, space, and outstanding potential, making it an excellent opportunity for investors, renovators, or buyers looking to create their dream home.