



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

244 Huntridge Road NE
Calgary, Alberta

MLS # A2330326



\$739,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Paved, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: Basement Appliances - Electric Range, Range Hood, Refrigerator, Dishwasher, Washer, Dryer

Welcome to this extensively renovated 1,136+ sq. ft. bungalow nestled in the heart of Huntington Hills, one of Calgary's most established and sought-after communities. Ideally located just minutes from Nose Hill Park, schools, playgrounds, shopping centres, Superstore, Deerfoot City, public transit, and major routes including Deerfoot Trail, Centre Street, and 14th Street, this home offers exceptional convenience for families and commuters alike. Combining modern upgrades, outstanding income potential, and an unbeatable location, this move-in-ready property features a fully legal 2-bedroom basement suite and an oversized detached garage, making it an exceptional opportunity for homeowners, investors, or multi-generational living. This beautifully updated home has undergone extensive renovations, including durable stucco siding, two brand-new high-efficiency furnaces, an upgraded 200 AMP electrical panel, new concrete front steps, and a new side concrete walkway providing convenient private access to the legal basement suite. Every detail has been thoughtfully completed to provide comfort, efficiency, and long-term value. The bright and functional main floor offers over 1,136 sq. ft. of thoughtfully designed living space featuring 3 spacious bedrooms, 2 full bathrooms, convenient main-floor laundry, a large sun-filled living room, an inviting dining area, and a beautifully renovated kitchen with modern cabinetry, quality finishes, and ample storage—perfect for everyday family living and entertaining. The fully legal basement suite is an exceptional mortgage helper or investment opportunity, featuring 2 generously sized bedrooms, 1 full 4-piece bathroom, 1 additional 2-piece bathroom, a stylish upgraded kitchen with modern appliances, its own laundry, and a spacious living/recreation area that offers privacy and comfort for tenants or extended family. Outside,

the oversized detached garage provides plenty of room for vehicles, storage, hobbies, or a workshop, while the additional concrete improvements enhance both accessibility and curb appeal. Whether you're searching for a move-in-ready family home with rental income, a smart investment property, or a home designed for multi-generational living, this property truly checks every box. Extensively renovated homes with a legal basement suite, oversized garage, and a prime Huntington Hills location rarely come to market. Don't miss this incredible opportunity!