



GRASSROOTS
REALTY GROUP

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8059 Huntington Street NE
Calgary, Alberta

MLS # A2331395



\$598,800

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Electric Range x2, Range Hood, Microwave, Dishwasher, Washer x2, Dryer x2, Microwave Hood Fan

FULLY RENOVATED!! FRONTING ONTO GREEN SPACE!! ILLEGAL SUITE BASEMENT WITH SEPARATE ENTRANCE!! DETACHED GARAGE!! 5 BEDROOMS!! 2.5 BATHROOMS!! OVER 1,880 SQFT OF LIVING SPACE!! Welcome to this beautifully updated home offering comfort, functionality, and excellent income potential. The main floor features a bright and inviting living room with large windows that fill the space with natural light, along with a cozy fireplace perfect for relaxing evenings. The stylish kitchen is equipped with an island, stainless steel appliances, and modern cabinetry, flowing seamlessly into the dining area. This level offers 3 well-sized bedrooms, including a primary bedroom with its own 2-piece ensuite, along with a full 4-piece bathroom and convenient main-floor laundry. The fully developed illegal suite basement comes with a separate entrance and features 2 additional bedrooms, a spacious recreation room, a kitchen, and a 4-piece bathroom—ideal for extended family or mortgage helper potential. Outside, you'll find a detached garage and a generous backyard space. BASEMENT WINDOWS WILL BE REPLACED WITH BRAND-NEW WINDOWS NEXT WEEK!! Conveniently located close to schools, shopping, parks, transit, and other everyday amenities. A move-in-ready opportunity that checks all the boxes—live upstairs, rent downstairs, and let the home work for you!