



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

31 Huntford Road NE
Calgary, Alberta

MLS # A2332760



\$439,900

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,055 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Front Drive, Garage Door Opener, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge in basement

Welcome to this upgraded and remodel 1/2 duplex,Bi-Level style with single front attached garage. This home features main floor has a large bright & sunny living room, good size open oak kitchen cabinets combine with a dinning room and it has a door to a big front balcony. You also have 3 generous bedrooms and good size bathroom on the main floor as well. Basement developed with another 2 bedrooms and 4 piece bath. Great location within walking distance to Thorn Hill Public library, swimming pool, Murray Copot Arenas, Real Canadian Superstore, 3 schools and transit bus #3, #301, .. A must to see it. Don't miss out!