



GRASSROOTS
REALTY GROUP

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180 Huntford Road NE
Calgary, Alberta

MLS # A2332801



\$695,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	All cabinet built-ins, blinds and curtain rods (no curtains), 2 TV mounts, Basement Wine Fridge, Outdoor Dog House		

Welcome to Huntington Hills, where this timeless bungalow meets magazine-worthy modern design. Extensively renovated from top to bottom and packed with thoughtful upgrades, this stunning home offers over 2,556 sq. ft. of beautifully developed living space, 4 bedrooms, 3.5 bathrooms, and the perfect blend of style, comfort, and function—all in one of Calgary's most high demand and established inner-city communities. Step inside and prepare to be impressed. The bright, open-concept main floor is filled with natural light and showcases striking glass railings, designer lighting, knockdown ceilings with pot lights, and a warm contemporary aesthetic throughout. At the heart of the home is a spectacular chef-inspired kitchen featuring sleek black stainless steel appliances, a large centre island with built-in range, an eye-catching 36" statement hood fan, abundant cabinetry, and a spacious dining area complete with custom built-in shelving. Perfect for everything from family dinners to entertaining friends. The expansive living room is anchored by a stylish multi-functional electric fireplace, creating a welcoming space to gather year round. The luxurious primary retreat is your own private escape, complete with a walk-in closet and a spa inspired 5 piece ensuite featuring dual vanities, a custom glass shower, and a relaxing soaker tub. Two additional generously sized bedrooms and a beautifully updated full bathroom complete the main level. Downstairs, the fully developed lower level offers incredible flexibility for growing families, multi-generational living, or guests. You'll find a spacious second primary suite with an oversized walk-in closet featuring custom built-ins and its own private ensuite. The remainder of the lower level is equally impressive with a large family room highlighted by a stunning decorative feature wall, an expansive recreation area with a

wet bar, a huge office, gym or yoga space, laundry room, and ample storage. Outside, your private backyard retreat is ready for summer entertaining. Enjoy evenings on the patio with beautifully landscaped flower beds, mature trees, and plenty of space to relax. Completing the property is a double detached garage and outstanding curb low maintenance appeal on a quiet, family-friendly street. This home has also received an extensive list of major upgrades, offering peace of mind for years to come, including new windows (2022), custom blinds (2022), all interior and exterior doors (2022), soffits, fascia and gutters (2022), furnace (2025), and hot water tank (2026). Additional updates include modern plumbing fixtures, baseboards, casings, updated kitchen appliances, washer and dryer, and countless designer finishes throughout. Ideal location just minutes from downtown via Centre Street and Deerfoot Trail, you're also within walking distance to schools, shopping, transit, and the incredible Nose Hill Park—one of the largest parks in Canada, offering endless walking, biking, and outdoor recreation opportunities. Be