



GRASSROOTS
REALTY GROUP

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6904 8 Street NW
Calgary, Alberta

MLS # A2346443

\$569,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,187 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: N/A

First time on market! Amazing Corner Lot in a quiet area. Original owners and very well maintained bungalow. Retro is coming back and this home is perfect for someone that is looking for the old school charm or someone that is looking to plan their dream home. In the beautiful community of Huntington Hills, this home offers over 2000 sq ft of total living space. When you first walk in you will notice the amount of natural light you get from the windows in the living room, Conveniently positioned at the rear of the home is the L-shaped kitchen, offering a practical layout with ample cabinetry and workspace. A large window overlooking the beautiful backyard brings in plenty of natural light and provides a pleasant view. Off the kitchen area is a cozy dining area that opens up to the living room. Finishing off the main floor is 3 generous sized bedrooms a full bathroom and a 2 piece ensuite in the primary bedroom. The basement offers a very large recreational room, 2 additional bedrooms and another full bathroom. You will also find the laundry area in the basement that has built in shelving and a large sink. Outside you will find a large area that is already setup for gardening, a large concrete landing that you can have your entertainment or BBQ area with gas hookup. You will be amazed by the extra storage space you get in the Oversized Double Garage that also has a furnace for those winter months. This home has unlimited potential. Located steps from Nose Hill Park, schools, parks, shopping, and major commuter routes, this home is ready for immediate possession. Start enjoying everything this vibrant neighborhood has to offer right away! Book your viewing today before its too late!