



GRASSROOTS
REALTY GROUP

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8007 Huntington Street NE
Calgary, Alberta

MLS # A2346689

\$515,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	Floor Furnace, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Garbage Collection, High Speed Internet
Features:	Central Vacuum, No Smoking Home		

Inclusions:	NA
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****Open House Oct 10th 1-3pm and Oct 11th 12-2pm**** Priced to sell, and available for immediate possession! Welcome to this BEAUTIFUL three-bedroom, two-bathroom bungalow in Huntington Hills. Two of the home's original four bedrooms were combined to create one larger bedroom, offering a spacious layout. The finished basement, including a den/storage room provides additional living space, while the insulated, HEATED double-car garage and ample street parking add everyday convenience. Recent updates include new roof shingles in 2026, new windows in 2025, a new hot water tank in 2023, and eaves troughs in 2022. Outside, the back includes a storage shed and a large rain barrel. With schools, parks, transit and shopping nearby, this home is ready for its next chapter. Book your showing today!