

# \$678,800 - 423 Huntington Way Ne, Calgary

MLS® #A2216844

**\$678,800**

6 Bedroom, 3.00 Bathroom, 976 sqft

Residential on 0.09 Acres

Huntington Hills, Calgary, Alberta

FULLY RENOVATED! ILLEGAL BASEMENT SUITE! 6 BEDROOMS 2.5 BATHROOMS! LUXURY UPGRADES! Welcome to this FULLY RENOVATED LUXURY HOME in the established community of Huntington Hills! This home has been FULLY RENOVATED FROM THE INSIDE AND OUT! The EXTERIOR is FRESHLY PAINTED BLACK AND WHITE to bring this home into the MODERN ERA! The home features LUXURY RENOVATIONS such as LUXURY VINYL PLANKS, TWO-TONE KITCHEN CABINETS (FROM THE FLOOR TO THE CEILING), STAINLESS STEEL APPLIANCES, ELECTRIC FIREPLACE WITH MANTLE AND MUCH MUCH MORE! The MAIN FLOOR greets you with GLASS RAILING ON THE STAIRS, a HUGE LIVING ROOM overlooking your FRONT YARD! The DINING ROOM leads you into the KITCHEN WITH BRAND NEW TWO-TONE CABINETS (FROM THE FLOOR TO THE CEILING) WITH STAINLESS STEEL APPLIANCES AND YOUR LAUNDRY AS WELL (CONVENIENTLY PLACED ON THE MAIN FLOOR) There are 3 HUGE BEDROOMS (ONE OF THE BEDROOMS IS THE MASTER BEDROOM WITH A 2 PIECE ENSUITE) there is also a 4PC BATHROOM on the MAIN FLOOR. Make your way to the BASEMENT to find a FOURTH BEDROOM for the MAIN FLOOR! The BASEMENT is SPLIT INTO TWO: There is the FOURTH BEDROOM for the MAIN FLOOR BEDROOM and a SOLID-CORE DOOR leading to your 2



BEDROOM ILLEGAL BASEMENT SUITE! The BASEMENT SUITE has an ADDITIONAL 4PC BATHROOM, ANOTHER TWO-TONE KITCHEN and a COMPLETELY SEPARATE SIDE ENTRANCE! You can use the FOURTH BEDROOM as a REC-ROOM/OFFICE or you can use that room as a THIRD BEDROOM FOR THE ILLEGAL BASEMENT SUITE! The HOME is situated on a 4000+ SQFT LOT giving you AMPLE SPACE IN THE FRONT YARD AND THE BACK YARD PLUS this HOME is located on a QUIET STREET MAKING IT IDEAL FOR FAMILIES! Don't forget to check out the SINGLE CAR GARAGE IN THE REAR AND THE ADDITION PARKING SPACES WITH ACCESS FROM THE BACK ALLEY! This home also has BRAND NEW ELECTRICAL AND PLUMBIING THROUGHOUT THE ENTIRE HOME. NEAR TO SHOPPING CENTRES, MULTIPLE SCHOOLS AND ONLY 6 minutes to DEERFOOT CITY, 10 minutes to YYC AIRPORT!

Built in 1973

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216844    |
| Price          | \$678,800   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 976         |
| Acres          | 0.09        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 423 Huntington Way Ne |
| Subdivision | Huntington Hills      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 5A7               |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                       |
| Parking        | Alley Access, Garage Door Opener, Off Street, Single Garage Detached, Garage Faces Rear |
| # of Garages   | 1                                                                                       |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows      |
| Appliances        | Dishwasher, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Electric                                                                                                             |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                              |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Interior Lot |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Stucco, Wood Frame, Shingle Siding                                                           |
| Foundation        | Poured Concrete                                                                              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.