

\$594,000 - 804 71 Avenue Nw, Calgary

MLS® #A2252343

\$594,000

5 Bedroom, 3.00 Bathroom, 1,042 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

****OPEN HOUSE- OCTOBER 04 | 1:00 PM TO 3:00 PM*****PRICE IMPROVEMENT*****

Welcome to the beautiful community of Huntington Hills NW. This detached renovated house sits on huge 51 x 110 lot with R-CG zoning. Home boasts almost 1,950 sq ft of living space, located on a quiet street and with huge backyard, featuring 3+2 spacious bedrooms and 1.5 + 1 bathrooms, perfect for families or those who love to entertain. Recent upgrades include new vinyl flooring through out, vanity lighting, egress windows, paint. The open floor plan on the main level is flooded with natural light, thanks to the large windows. The spacious living/dining room combination perfect for enjoying quality time with loved ones, whether it's watching movies, playing games, or just hanging. Spacious L- shaped kitchen with big window overlooking the front yard. The spacious master bedroom includes 2-piece ensuite. Two additional generous-sized bedrooms and a 4-piece bathroom ensure that everyone in the family has plenty of space. The laundry area on this level adds convenience to the daily routine. The basement comes with side entrance, finished with two spacious bedrooms, rec room and 3-piece bat room. The playground-size backyard perfect for kids to run and around and play. This rare find is close to shopping, parks, schools, Thornhill aquatic and recreation center, transit friendly making it an ideal location. This property is perfect for investors, first home buyers. Contact your



preferred realtor to schedule a viewing and experience this beautiful house for yourself.

Built in 1968

Essential Information

MLS® #	A2252343
Price	\$594,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,042
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	804 71 Avenue Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0N3

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Roof Asphalt
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed August 28th, 2025
Days on Market 53
Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.