

# \$525,000 - 8011 Huntington Road Ne, Calgary

MLS® #A2220119

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,078 sqft  
Residential on 0.10 Acres

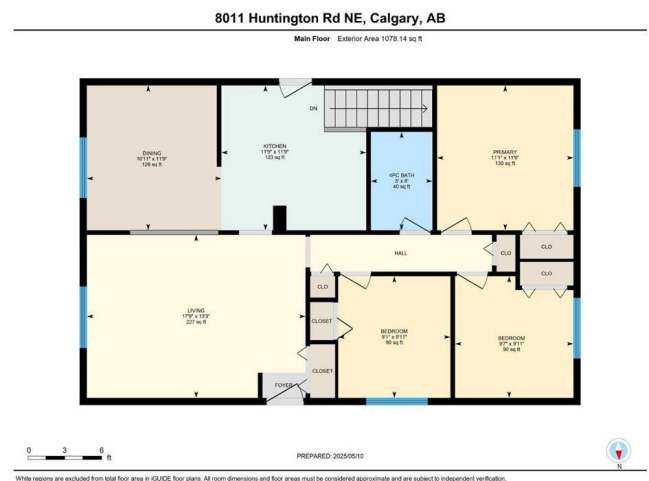
Huntington Hills, Calgary, Alberta

~~~ YOU ARE INVITED TO AN OPEN HOUSE ~~~ Saturday May 24th from 12:00 PM - 4:00 PM, Check out all the potential surrounding this property ~~~ Welcome Home to This Charming Bungalow on a Spacious Lot! Discover the potential of this inviting bungalow featuring 3 bedrooms, 1.5 bathrooms, and a West-facing backyard on a generous lot â€™ perfect for soaking up afternoon sun. Whether youâ€™re dreaming of building a garage, adding RV parking, or customizing outdoor spaces, this property offers the flexibility to follow your heartâ€™s desires.

Inside, the home boasts an open-concept floor plan thatâ€™s ideal for families, handymen, or renovation companies ready to make it their own. The expansive living and dining areas are bathed in natural light from large windows, creating a warm and welcoming atmosphere.

The kitchen has ample space and endless potential, easily connecting to both the dining and living rooms for a seamless flow throughout the main floor.

The partially developed basement includes a separate side entrance, offering a fantastic opportunity to create a secondary suite would be subject to approval and permitting by the city/municipality. â€™ ideal for extended family or rental income.



This property's thoughtful layout gives you the freedom to truly make it your own.

Located just minutes from Nose Hill Park and only a 15-minute drive to downtown Calgary, you'll enjoy the convenience of city living while being close to nature.

Highlights:

West-facing backyard;

Large lot with garage & RV parking potential;

Open floor plan with bright living spaces;

Two entrances;

Fantastic location near parks, schools, and transit.

Don't miss your chance to own in this prime location – book your showing today and start designing your vision.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220119    |
| Price          | \$525,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,078       |
| Acres          | 0.10        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8011 Huntington Road Ne |
| Subdivision | Huntington Hills        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K5A2                  |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 1                                            |
| Parking        | Alley Access, Parking Pad, RV Access/Parking |

## Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Storage                  |
| Appliances        | Dryer, None, Washer      |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Basement, Stone, None    |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn |
| Roof              | Asphalt Shingle                      |
| Construction      | Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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