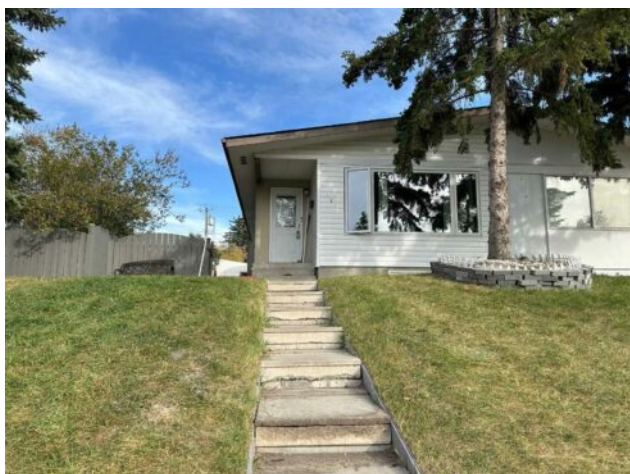


121 Huntford Close NE

Calgary, Alberta

MLS # A2259210



\$515,000

Heating:

Forced Air, Natural Gas

Floors:

Carpet, Ceramic Tile, Laminate

Roof:

Asphalt Shingle

Basement:

Full

Exterior:

Wood Frame

Foundation:

Poured Concrete

Features:

Quartz Counters, See Remarks

Water:

-

Sewer:

-

Condo Fee:

-

LLD:

-

Zoning:

R-CG

Utilities:

-

Division:

Huntington Hills

Type:

Residential/Duplex

Style:

Attached-Side by Side, Bungalow

Size:

982 sq.ft.

Age:

1970 (55 yrs old)

Beds:

6

Baths:

2

Garage:

Single Garage Detached

Lot Size:

0.08 Acre

Lot Feat:

Back Lane, Back Yard, Rectangular Lot

Inclusions:

N/A

First-Time Buyers & Investors ALERT! This semi-detached bungalow offers two self-contained living spaces, perfect for multi-generational families, &ldquo;live up & rent down,&rdquo; or full rental investment. The main floor features 3 spacious bedrooms, large kitchen with ample cabinets & counters, open-concept living/dining area with abundant natural light from newer big windows, full bath with in-suite washer & dryer. The fully developed and functional basement has 3 additional good-sized bedrooms, a family room & kitchen, another full bath and a set of washer & dryer in utility room. A back-lane access single detached garage has a durable metal roof. Regular repairs and upgrades during the recent years include: roof replaced & basement windows expanded (2014), new furnace (2021), new main floor windows (2024), hot water tank (2025). Prime location across from green space, close to schools, shopping, transit, recreation centres, and Nose Creek pathways. This home checks all the boxes for comfort, convenience, and investment potential!