

\$559,900 - 461 78 Avenue Ne, Calgary

MLS® #A2261828

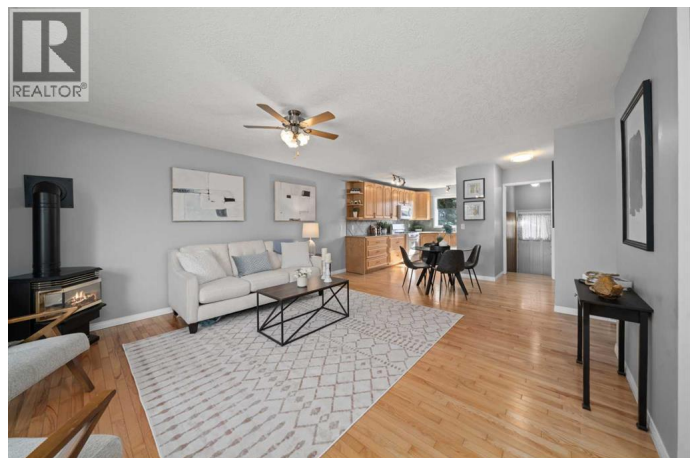
\$559,900

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Single Family on 0.11 Acres

Huntington Hills, Calgary, Alberta

Instant Equity Alert! \$559,900 Bungalow Assessed at \$620,000! Don't miss this move-in ready 1,227 sq ft gem in the heart of family-friendly Huntington Hills, priced \$60k below city assessment for unmatched value. Perfect for first-time buyers, investors, or downsizers, this meticulously upgraded home offers low-maintenance living and rental income potential. Modern Upgrades Save You Thousands: All-new hail-proof stucco exterior, newer roof (5 yrs), energy-efficient upstairs windows that have been replaced, new garage door, and a fully renovated bathroom (down to studs, new piping/venting). Solid oak cabinets and 7-yr-old hardwood in the master add timeless luxury. Income Opportunity: You can easily make into a legal suite (pending permit approval) with an already established separate entrance, a full bathroom in basement and easy access to plumbing – perfect for investors or mortgage relief. Lifestyle Perks: Enjoy a maintenance-free backyard oasis with gazebo (covers included) and natural gas BBQ hookup. Front/back window airflow keeps summer days breezy. Oversized heated garage is ideal for hobbies or storage. Unique Value: Rare basement wood paneling with proven resale value (seller was able to resale some on kijiji for \$150 for a bundle) adds vintage charm. Low utilities (~\$326/mo based on seller's average bills over last year) and a regularly serviced furnace in top condition keep costs down. Prime Location: Steps from top-rated schools (Huntington Hills School,



John G. Diefenbaker High), Nose Hill Park, and transit. Just 5â€“10 min to Deerfoot Trail/downtown, 15 min to YYC airportâ€”perfect for commuters. Why Pay More? This versatile 2+1 bedroom (easily 3) bungalow offers flexible spaces for a primary retreat, gym, or office, outshining smaller comps at higher prices. Book your showing now and seize this rare opportunity to own below assessment in a sought-after community! (id:6289)

Built in 1973

Essential Information

Listing #	A2261828
Price	\$559,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,227
Acres	0.11
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	461 78 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
Province	Alberta
Postal Code	T2K5A1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Gazebo, Gas BBQ Hookup
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Garden Area, Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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