

**86 Huntwick Way NE
Calgary, Alberta**

MLS # A2167349



\$499,900

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	994 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Metal Siding , Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: Basement: Fridge, Electric Stove, Hood-fan Washer, Dryer

Exceptional Investment Opportunity with this Newly Renovated semi-detached home with a Legal Basement Suite in Huntington! Located on a quiet street close to Beddington Towne Centre, Alex Munro School, St. Hubert Elementary School and multiple parks. This Bi-Level home features many recent upgrades include Brand New Interior Paints throughout (Sep 2024), Brand New Luxury Vinyl Plank(LVP) flooring in the basement (Sep 2024), New High-Efficiency furnace (Jan 2024), Newer Hot Water (2019), Newer Roof, Newer Windows, and Newer Double Heated Detached Garage. Step into the main level and be welcomed by abundant natural light, a spacious living room that leads into a dining area, the updated kitchen with newer stainless steel appliances, tile flooring, and a bright breakfast nook area. Two spacious bedrooms and a 4-piece bathroom complete this level. The LEGAL basement suite, accessible through its own private entrance, offers a bright and inviting lower level with Large windows. The bright, spacious living and dining room opens to the white kitchen which equipped with an electric stove and fridge. This level includes two more bedrooms and a 4-piece. Each level is equipped with its own washer and dryer for added convenience. In the fully fenced backyard you’ll find a nice grassy lawn and a concrete patio area with a beautiful mature tree providing nice shade. Enjoy walking distance to parks and playgrounds, and benefit from proximity to schools, supermarkets, and easy access to Beddington Blvd and Deerfoot Trail. With easy access to public transportation and within walking distance to the proposed Beddington Green Line (Phase 2) LRT station, this property offers both convenience and future growth potential. Don’t miss this opportunity! This gem of a home is the perfect starter family home for those looking to generate some

extra income or a steal for savvy investors!