

# \$669,000 - 811 71 Avenue Nw, Calgary

MLS® #A2234884

**\$669,000**

4 Bedroom, 3.00 Bathroom, 1,153 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

Pride of ownership exudes from this 4 bed, 2.5 bath bungalow located in the highly sought after community of Huntington Hills. Situated on a huge 50' X 110' R-CG Lot this home comes with an oversized double detached garage plus additional RV parking with back lane access. This home has numerous upgrades, offering an open floorplan with lovely hardwood, high ceilings and large windows that bring in tons of natural sunlight. The kitchen is a Chef's delight with upgraded S/S appliances, custom cabinets, granite counter-tops and a center island/breakfast bar that overlooks the separate dining area and large living room with a cozy gas fireplace. The primary bedroom comes with a walk-in closet, 2pc ensuite and double doors leading to a covered back deck. Completing the main level are two additional bedrooms with a unique sliding divider door that can open up to make one large room plus a 4pc bath. The basement is fully finished consisting of a huge family room with a second gas fireplace plus a 4th bedroom, 3pc bath, flex area and a massive laundry room. The exterior has been impeccably maintained over the years offering a fully fenced private yard, a large covered deck plus a stamped concrete patio, mature trees a gorgeous lawn and firepit area. Huntington Hills is a quiet "hidden gem" neighborhood offering huge lots and located close to schools, parks, "Nose Hill" walking paths, City transit plus major shopping outlets off 64ave and easy access to main roadways.



This gorgeous home is a must see.

Built in 1967

### Essential Information

MLS® #	A2234884
Price	\$669,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	811 71 Avenue Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0N6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated, Oversized, RV Access/Parking, 220 Volt Wiring, Alley Access
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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