

# \$510,000 - 8011 Huntington Road Ne, Calgary

MLS® #A2220119

**\$510,000**

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

Huntington Hills, Calgary, Alberta

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 — perfect for soaking up afternoon sun. Whether you're dreaming of building a garage, adding RV parking, or customizing outdoor spaces, this property offers the flexibility to follow your heart's desires.

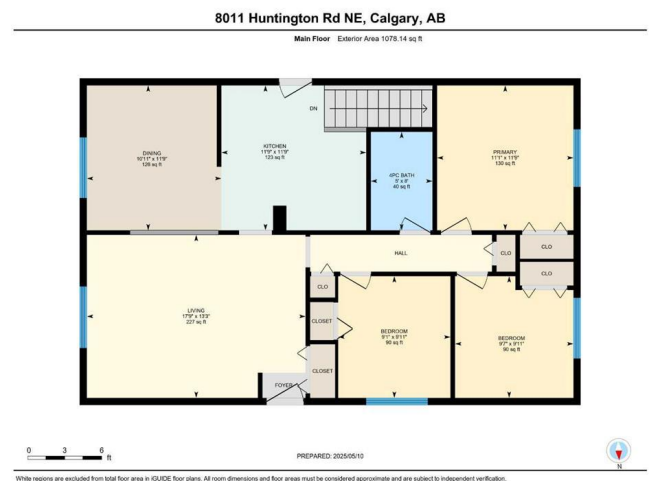
Inside, the home boasts an open-concept floor plan that's ideal for families, handymen, or renovation companies ready to make it their own. The expansive living and dining areas are bathed in natural light from large windows, creating a warm and welcoming atmosphere.

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. — 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, youâ€™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.

Donâ€™t miss your chance to own in this prime location â€“ book your showing today and start designing your vision.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220119    |
| Price          | \$510,000   |
| 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 | 35             |
| Zoning         | R-CG           |

### Listing Details

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

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