

# \$749,900 - 304 Huntbourne Hill Ne, Calgary

MLS® #A2241095

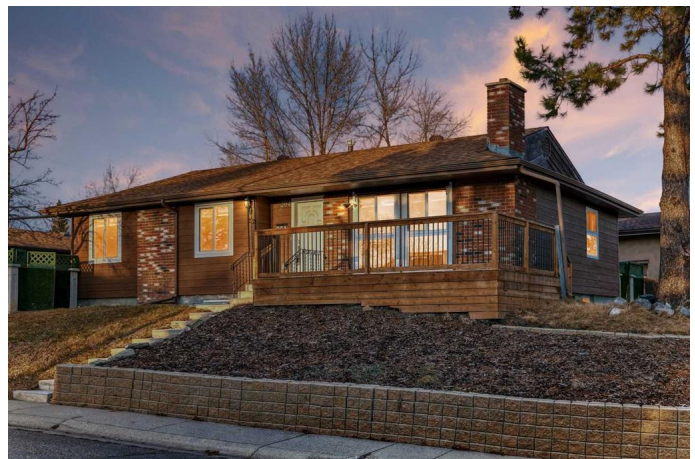
**\$749,900**

7 Bedroom, 4.00 Bathroom, 1,277 sqft

Residential on 0.15 Acres

Huntington Hills, Calgary, Alberta

Welcome to Your Dream, designer Home this time in the Desirable Community of Huntington! Perfect investment property, live up and rent down, or rent both. Comes with 7 bedrooms, 4 washrooms, 2 laundry, 2 living, 2 kitchen, 2 dinning, attached single garage along with ample street parking all around, nicely done front deck and beautiful landscaped corner lot, yes it really exist, come to see your self. The basement, with its own entrance and legal suite, is a true gem—perfect for multi-generational living or a high-end rental opportunity. The main floor showcases an expansive living room with an electric fireplace and a chef-inspired kitchen featuring quartz countertops with water fall island, custom cabinetry, stainless steel appliances, and striking gold accents with rare high end fixtures, and fittings. Four bedrooms, including a master with ensuite, 3 bedrooms with full 4 pc washroom and premium vinyl plank flooring, zebra blinds complete the level. Downstairs, the beautifully finished basement includes another spacious living area, electric fireplace, stunning kitchen with quartz island, three additional bedrooms (one with ensuite), and private laundry. Situated on a corner lot with a detached garage, landscaped backyard, and welcoming porch, this home combines style, comfort, and income potential. Close to all amenities—schedule your private viewing today! this is a rare opportunity to get a one time dream home, so don't miss and all the best for lucky family.....



Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241095    |
| Price          | \$749,900   |
| Bedrooms       | 7           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,277       |
| Acres          | 0.15        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 304 Huntbourne Hill Ne |
| Subdivision | Huntington Hills       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 3Y4                |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Single Garage Attached, On Street |
| # of Garages   | 1                                 |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked                             |
| Heating           | Forced Air                                                                                                                    |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                             |

|              |                                       |
|--------------|---------------------------------------|
| Fireplaces   | Electric, Living Room, Basement       |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot                |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Wood Frame           |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 27              |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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