

# \$499,900 - 487 78 Avenue Ne, Calgary

MLS® #A2262169

**\$499,900**

4 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.11 Acres

Huntington Hills, Calgary, Alberta

TLC is what this property needs. This place is priced accordingly with the chance for a savvy buyer to bring it back to it's full beauty. This property is fully developed with 2 bedrooms up and 2 down. The upper level is bright and open with large living room, dining room and kitchen. The kitchen also has access to the large deck out back. At the entrance to the back there is a closet space for a stacking washer/dryer, hookup is already there. The fully developed basement has a large family room and an original summer kitchen. There is also a good sized laundry/utility room with a washer/dryer hookup and a new high efficiency furnace. The back yard is completely fenced in. Oh yes there is also a 24x24 double detached garage. The property is situated on a corner lot, great for access and parking. Don't delay , call your favourite Realtor today for your private viewing while it lasts.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262169  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 948       |
| Acres          | 0.11      |
| Year Built     | 1972      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 487 78 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 5A1          |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 2                                                                    |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Rear Drive |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | No Smoking Home                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | High Efficiency, Forced Air, Natural Gas             |
| Cooling           | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Treed |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Wood Frame                                   |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 16                |
| Zoning         | R-CG              |

### Listing Details

Listing Office

TREC The Real Estate Company

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