



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**724 64 Avenue, Calgary T2K 0M4**

MLS® #: **A2130448**

Area: **Huntington Hills**

Listing Date: **05/21/24**

List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1967**

Finished Floor Area

Abv Sqft: **1,112**

Low Sqft:

Ttl Sqft: **1,112**

Lot Information

Lot Sz Ar: **6,200 sqft**  
Lot Shape: **Front 15.85m, Length 33.53m, Lane 18.52m**

DOM

**34**

Layout

Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Irregular Lot**  
Park Feat: **Alley Access,Garage Door Opener,Heated Garage,Parking Pad,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Central Vacuum,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`9" x 5`1"
Bedroom - Primary	Main	13`8" x 11`9"
Bedroom	Main	11`3" x 8`8"
Kitchen	Main	14`0" x 12`4"
3pc Bathroom	Lower	12`5" x 4`6"
Bonus Room	Lower	10`7" x 14`8"
Laundry	Lower	12`10" x 14`10"

Room	Level	Dimensions
4pc Bathroom	Main	8`7" x 5`0"
Bedroom	Main	11`2" x 8`2"
Dining Room	Main	10`2" x 9`4"
Living Room	Main	15`8" x 19`8"
Bedroom	Basement	12`7" x 10`2"
Game Room	Lower	22`11" x 13`2"
Storage	Lower	14`6" x 9`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**4283JK**

Remarks

Pub Rmks: **Beautiful move-in ready family home located in the well-established community of Huntington Hills. A south-facing front entrance lets in an abundance of sunshine, leading into an open floor-plan kitchen, dining room and living room. The renovated kitchen with high ceilings and an island is perfectly designed for entertaining, cooking and enjoying family meals together. The main floor is also home to 3 spacious bedrooms, a full 4-piece bathroom and a 2-piece ensuite. The back entrance provides access to both the main floor and the basement. The basement hosts approximately 800 sq. ft. of finished space that includes a large rec room, a fourth bedroom, a bonus room, a 3-piece bathroom, a laundry room and a spacious storage room. There is an oversized 3-car heated garage and parking for 2 additional vehicles. The backyard is welcoming to host a garden and an evening firepit. This home is conveniently located within walking distance to neighbourhood schools, and community amenities. It is a great family home or rental investment.**

Inclusions:  
Property Listed By: **n/a  
TREC The Real Estate Company**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









