



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**450 78 Avenue, Calgary T2K 4Z9**

MLS®#: **A2156019**

Area: **Huntington Hills**

Listing Date: **08/09/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **4,445 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,013**

Low Sqft:

Ttl Sqft: **1,013**

DOM

**41**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Street Lighting**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Off Street,Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 15`11"
Dining Room	Main	11`9" x 13`1"
Bedroom	Main	9`10" x 9`0"
4pc Bathroom	Main	8`0" x 5`0"
Bedroom	Basement	12`10" x 10`3"
Storage	Basement	10`11" x 8`8"
Furnace/Utility Room	Basement	11`2" x 26`11"

Room	Level	Dimensions
Kitchen	Main	8`0" x 7`7"
Bedroom - Primary	Main	11`9" x 11`0"
Bedroom	Main	9`10" x 9`7"
3pc Bathroom	Basement	4`6" x 10`10"
Game Room	Basement	12`10" x 20`10"
Storage	Basement	8`6" x 4`11"

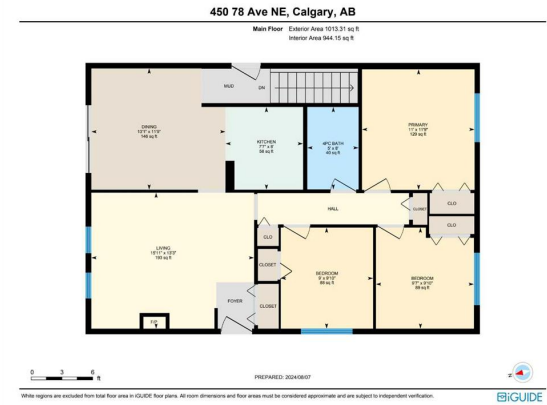
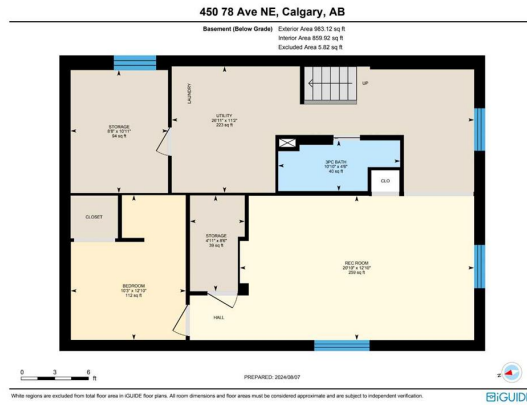
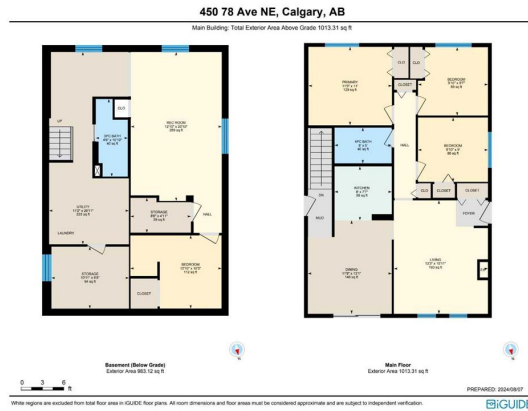
Title: **Fee Simple**  
 Zoning: **R-C1**  
 Legal Desc: **686LK**

Remarks

Pub Rmks: **BACK ON MARKET due to buyers' financing condition | 1996 sq ft TOTAL LIVEABLE SPACE | ACROSS FROM GREEN SPACE | 5 MIN WALK TO ELEMENTARY SCHOOL | LOW MAINTENANCE BACKYARD| CONCRETE RV PARKING PAD | Welcome to 450 78 Ave NE, a family friendly home in the quiet neighbourhood of Huntington Hills. This functional bungalow offers spacious 1996 sq ft of livable space with 3 bedrooms up and 1 bedroom in the basement. Upon entry you will be greeted by the beautiful cherry oak hardwood floor and 2 bright windows. The double sliding patio doors in the dining area will take you to the SOUTH facing front deck, perfect for family entertaining. Updated kitchen comes with granite counter tops, newer stainless steel stove and refrigerator. The Separate entrance/side door will take you to the developed basement with an extra bedroom & a 3 piece bath. The concrete pad (15.5 ft width x 26.5 ft long) in the backyard is perfect for your mid size RV parking. The low maintenance backyard is ideal for your busy life style. Newer Samsung Washer & Dryer - 2023, Roof - 2012, Garage Roof - 2018, High Efficiency Furnace. Deerfoot City, Thornhill Aquatic & Recreation Centre, Library, Superstore, Save-On-Food, Restaurants and major roadways are minutes away, perfect for all your family needs.**

Inclusions: **None**  
 Property Listed By: **Real Broker**

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



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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