



THE
A-TEAM

**RE/MAX
FIRST**

627 78 Avenue, Calgary T2K 0S4

MLS®#: **A2166407**

Area: **Huntington Hills**

Listing Date: **09/18/24**

List Price: **\$609,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Finished Floor Area

Abv Sqft: **1,088**

Low Sqft:

Ttl Sqft: **1,088**

Lot Information

Lot Sz Ar: **6,070 sqft**

Lot Shape:

DOM

1

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Other**
Flooring: **Carpet,Hardwood,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 13`7"
Bedroom - Primary	Main	11`5" x 11`0"
4pc Bathroom	Main	11`4" x 4`11"
Game Room	Basement	14`6" x 12`8"
Dining Room	Main	10`3" x 7`11"

Room	Level	Dimensions
Kitchen	Main	11`5" x 10`1"
Bedroom	Main	9`8" x 9`0"
Family Room	Basement	15`4" x 12`10"
3pc Bathroom	Basement	12`1" x 5`3"
Bedroom	Main	11`0" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5672JK

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome home! This charming 3 bedroom bungalow located in the community of Huntington Hills is conveniently located close to many amenities and great access to public transportation. The main floor offers a large living room with an oversized bay window and has been opened up to let light flow in from the south back yard through the dining room. Don't miss the upgraded European windows on the main floor! A functional eat-in kitchen, 4pc bathroom and 3 bedrooms complete the main floor. Downstairs has a large open family room, rec room, 3pc bath room and tons of room for storage. You'll love your fully fenced, large well landscaped south facing back yard and deck. Complete with a pond, garden shed and a double detached garage.**

Inclusions: **Shed, Primary Bedroom TV & Mount, 1 garage remote/control**

Property Listed By: **eXp Realty**

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





