



THE
A-TEAM

**RE/MAX
FIRST**

123 HUNTFORD Close, Calgary T2K 3Y7

MLS® #: **A2197405** Area: **Huntington Hills** Listing Date: **02/26/25** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1970**
Lot Information
 Lot Sz Ar: **3,573 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard, Front Yard, Rectangular Lot**
 Park Feat: **Off Street**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Attached-Side by Side, Bungalow**
Parking
 Ttl Park: **3**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame, Wood Siding**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 12`11"	Kitchen	Main	9`6" x 9`5"
Dining Room	Main	9`6" x 7`1"	Bedroom	Main	10`11" x 8`10"
Bedroom	Main	9`11" x 9`9"	Bedroom	Main	8`11" x 8`10"
4pc Bathroom	Main	8`0" x 6`6"	Family Room	Basement	16`4" x 13`2"
Kitchenette	Basement	11`2" x 8`8"	Dining Room	Basement	13`9" x 7`8"
Bedroom	Basement	12`4" x 8`7"	3pc Bathroom	Basement	6`6" x 5`5"
Den	Basement	9`2" x 8`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6573JK

Remarks

Pub Rmks: **Discover this green space facing, semi-detached bungalow in the heart of Huntington Hills! Freshly painted and move-in ready, this home offers 1,700 sq. ft. of developed living space, featuring 4 bedrooms, 2 bathrooms, and a fully finished illegal suited basement—perfect for extended family or investment potential. Step inside to find laminate flooring throughout, creating a warm and inviting atmosphere. The main floor boasts a spacious living room, a large dining area and a bright kitchen with white cabinetry, ample storage, and matching white appliances. Three well-sized bedrooms, each with generous closet space, and a full bath complete this level. The separate entrance leads to the fully developed basement, featuring a large family room, modern kitchenette with stainless steel appliances, a spacious bedroom, and a 3-piece bath—a fantastic option for guests, tenants, or additional living space. Outside, the private, fenced backyard offers low-maintenance landscaping, while the rear parking pad accommodates multiple vehicles. Conveniently located close to schools, parks, shopping, restaurants, and transit, this home is an excellent opportunity for families and investors alike. Don't miss out—schedule your private viewing today!**

Inclusions: **Refrigerator, Stove, Microwave Hoodfan**
Property Listed By: **2% Realty**

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









