

# \$669,900 - 131 Huntridge Road Ne, Calgary

MLS® #A2223187

**\$669,900**

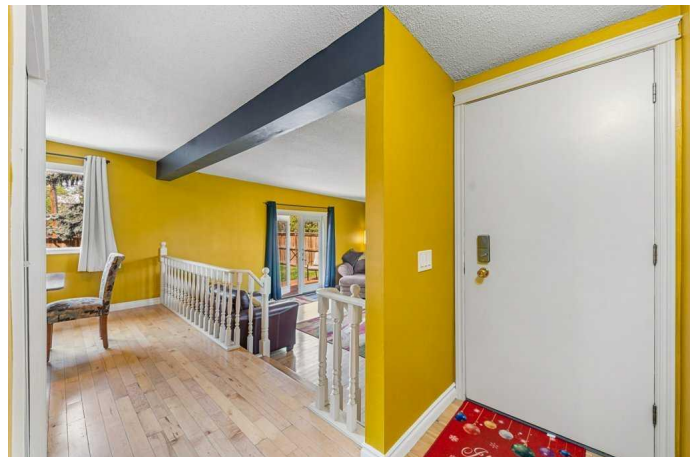
5 Bedroom, 3.00 Bathroom, 1,385 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

Welcome to this beautifully updated bungalow located in the highly desirable community of Huntington Hills. Set on a large lot with mature trees, this home offers nearly 2,300 square feet of total living space, including a fully developed illegal basement suite with a separate entrance. This property presents a fantastic opportunity for homeowners and investors alike.

The main level features over 1,300 square feet of bright and functional living space, highlighted by beautiful maple hardwood flooring. The updated kitchen is equipped with quartz countertops and ample cabinetry, and opens to a spacious dining area perfect for family meals and entertaining. Additionally this level offers three generous bedrooms, including a large primary suite complete with a private two-piece en-suite bathroom and walkthrough closet. A beautifully updated four-piece guest bathroom adds to the appeal, showcasing modern fixtures, quartz countertops, and contemporary design. For added convenience, the main floor includes its own dedicated laundry area.

The living room offers warmth and character with a charming wood-burning fireplace and large sliding doors that lead directly to a private backyard retreat. Outside, you'll find a spacious west-facing yard with a sunny deck, additional patio area, mature trees, and a heated double detached garage as well as additional space for RV parking. The expansive front yard further enhances the curb



appeal and provides extra outdoor space. Downstairs, the fully finished illegal basement suite offers excellent versatility. It includes two large bedrooms, a family room with a gas fireplace, a functional kitchen, it's own separate laundry area, a massive den, and plenty of storage space. Ideal for extended family, or rental income. Additional updates include a newer hot water tank, an upgraded 100-amp electrical panel with room for expansion, and updated plugs, fixtures, and lighting throughout. Located in a family-friendly neighbourhood with easy access to all amenities, including transit, schools, shopping malls, swimming pools, parks, recreation facilities and more. Donâ€™t miss your chance to own a well-maintained and updated property in one of Calgaryâ€™s most established communities.

Built in 1969

**Essential Information**

MLS® #	A2223187
Price	\$669,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	131 Huntridge Road Ne
Subdivision	Huntington Hills

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4B4

### Amenities

Parking Spaces	3
Parking	Heated Garage, RV Access/Parking, Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Crown Molding
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Family Room, Stone, Tile, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	10
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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