

# \$571,800 - 8562 Huxbury Drive Ne, Calgary

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MLS® #A2263901

**\$571,800**

4 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.05 Acres

N/A, Calgary, Alberta

Brand New Semi-Detached by Broadview Homes â€” Legal Suite-Ready Basement (Subject to City Approval)!

Welcome to the Annex model by Broadview Homes! This brand new, never lived in semi-detached home offers 1,696 sqft of stylish and functional living space, thoughtfully designed with modern features throughout. The main floor boasts high ceilings, luxury vinyl plank flooring, and an open-concept layout perfect for entertaining. The kitchen shines with granite countertops, a large island with barstool seating, stainless steel appliances including a gas range, hood fan, and built-in microwave, plus 42â€• upper cabinets with soffit and crown molding. At the front of the home, a bright main level bedroom enjoys ample natural light, ideal as a guest room, office, or multigenerational space. A full 4-piece bathroom with a tub/shower combo completes the main floor. Upstairs, youâ€™ll find plush carpet in all three bedrooms. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with dual vanities, tile flooring, and a separate tub and shower. Bedrooms 2 & 3 upstairs are spacious and share another 4-piece bathroom. Enjoy the convenience of upper-level laundry, located near majority of your home's bedrooms. The basement is suite-ready (subject to city approval) and includes a separate side entrance, true 9â€™ ceilings with web joists, second furnace & HRV, and rough-ins for a kitchen sink and laundry



roomâ€”perfect for future development or income potential.

Enjoy summer evenings on the rear deck, complete with a BBQ gas line, and benefit from a rear parking pad with alley access for added convenience. Additional features include a gel-stained fiberglass front door, tile in bathrooms and laundry, and a 200 AMP electrical panel. Pack your bags and move in November 2025 to a home that blends comfort, style, and future potentialâ€”donâ€™t miss your chance!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263901               |
| Price          | \$571,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,696                  |
| Acres          | 0.05                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 8562 Huxbury Drive Ne |
| Subdivision | N/A                   |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 4Y1               |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, On Street, Parking Pad |

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                    |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | None                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full                                                                                                                                           |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                               |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Composite Siding, Stone, Wood Frame                                  |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-GM               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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