

# **\$654,900 - 200 Huntham Road Ne, Calgary**

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MLS® #A2212017

**\$654,900**

4 Bedroom, 2.00 Bathroom, 1,299 sqft

Residential on 0.15 Acres

Huntington Hills, Calgary, Alberta

Are you looking for a large and UNIQUE bungalow in Huntington Hills? Then check out 200 Huntham Road NE. This lovely, 4 bedroom home has full grown, ever green trees in the both front and back yards. Living room / Dining room are open concept. The kitchen has a Spacious EAT-IN area. The ceilings are VAULTED and there are large windows in the Living area. and one large one in the kitchen. Plan on entertaining Friends and Family on the Large COVERED Deck, which is accessed off the Dining Room. The Master Bedroom is Huge and has a Walk-in closet with plenty of BUILT-IN drawers; a Cheater door leads to the Main Bath from Master Bedroom. The Lower level features a 4th Bedroom with a Private Bath. there is an expansive Family Room in the basement, with built-in Seating area and Brick-faced Gas Insert Fireplace. Looking for STORAGE? This Home has PLENTY: a pantry, closets, under-staircase room, and even a separate storage room. Check the Utility Room: there is MORE Shelving and a chest FREEZER for you. There is an OVER SIZED water heater, install in December 2024. For our ever increasing summer heat, check out the Air Conditioner on the East side of the house -- one of the few in the area! The back yard is fenced with the tall trees with a large open area in the middle, to catch summer sunshine. There is access from the back alley into the yard for a motor home. Spend those warm, summer evenings Outdoors around the FIRE



PIT. The Double garage has been recently insulated and dry walled. There is a built-in work bench in the garage. This home is close the schools, shopping, and public transit. Check #200 Huntham Road and see if this isn't your NEW HOME.

Built in 1970

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212017    |
| Price          | \$654,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,299       |
| Acres          | 0.15        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 200 Huntham Road Ne |
| Subdivision | Huntington Hills    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2K 4G3             |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected                |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated, Oversized, Rear Drive, Workshop in Garage |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organ, Vaulted Ceiling(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Electric Garage Control(s), Microwave, Stove, Wall Oven, Window Coverings, Gas Water Heater |
| Heating           | Forced Air, Natural Gas, Fire  |
| Cooling           | Sep. HVAC Units  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Basement, Brick Facing, Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard |
| Lot Description   | City Lot, Landscaped, Low M     |
| Roof              | Tar/Gravel                      |
| Construction      | Stucco, Wood Frame, Wood        |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 20               |
| Zoning         | RC1              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|



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