

# \$529,000 - 264 Huntington Close Ne, Calgary

MLS® #A2232182

**\$529,000**

3 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

\*\*\*\*\*Open House - Sunday July 6, 12-4pm

\*\*\*\*\* This well-maintained, 3-bedroom, 2-bathroom bungalow in Huntington Hills is a family home filled with decades of love and care. Built in 1972 and cherished by the same family ever since, this 983.92 sq ft home (plus an additional 886 sq ft in the basement) is now ready for its next chapter.

Nestled on a quiet street, the property welcomes you with two beautiful mature evergreens framing the front path and providing a little privacy. The exterior features stucco siding with wood accents and a newer roof, windows, eavestroughs, and fencing. Step inside to a cozy, well-lit living room with gleaming oak-colored hardwood floors that flow through the main hallway and into one of the bedrooms. The kitchen is bright and practical with classic white cabinetry, ceramic tile flooring, and NEW-Stainless-Steel appliances including a stove, microwave, dishwasher, and fridge. A small dining nook fits a table and four chairs comfortably. The main floor hosts 3 bedrooms – the primary and third bedroom are carpeted and equipped with ceiling fans, while the smallest bedroom has hardwood floors and is ideal as a nursery, home office, guest room or small child's room. The fully renovated main floor bathroom is a Stunning feature – stylish, fresh, and move-in ready.

Downstairs, the finished basement offers a cozy rec room with classic 70s oak paneling and a brick feature wall that invites creative



possibilities (perfect for an electric fireplace!). There's also a functional 3-piece bathroom and a spacious laundry room with full-height storage and space for hobbies or home projects. The space overall is solid and usable – a great opportunity to add your personal touch.

Outside, enjoy a generous fenced backyard with mature perennials, a charming clematis climbing up the house, a cement patio, and a cement walkway. There's also a movable aluminum shed and a vintage wooden greenhouse (The sellers have received compliance on the Real Property Report which includes both sheds.) On the side of the property, a gravel pad with alley access offers room for two vehicles or future garage development.

This is a house that flows well, lives simply, and offers room to grow – with good bones, thoughtful updates, and a whole lot of heart. Whether you're a first-time buyer, small family, or someone who appreciates a home with history and potential, this is a unique opportunity in a peaceful pocket of Huntington Hills.

Built in 1972

**Essential Information**

MLS® #	A2232182
Price	\$529,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
--------	--------

## Community Information

Address	264 Huntington Close Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5B3

## Amenities

Parking Spaces	4
Parking	Alley Access, On Street, Parking Pad

## Interior

Interior Features	Bidet, Low Flow Plumbing Fixtures, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.