

428 Huntbourne Hill NE
Calgary, Alberta

MLS # A2215215



\$625,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Front Drive, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance		

Inclusions: washer, dryer, fridge, and electric stove in basement suite

This charming bi-level home is situated on a quiet street across from a park, offering easy access to schools (both public and separate), bus routes, Deerfoot City, Save-On-Foods, and Superstore. Legal suite! A perfect opportunity to live upstairs and rent out the lower level. The upper level features 2 bedrooms and a 5-piece bathroom with a deep jetted tub. The airy, open-concept kitchen and living room are bright and inviting, complemented by a separate laundry area with a newer washer and dryer. Downstairs, the Legal suite with separate entrance includes a spacious bedroom, a huge family room, a 3-piece bathroom, and a second updated kitchen with new counters and a tile backsplash—this space could be converted into a fourth bedroom if desired. The lower level also has its own laundry/storage area. Outside, you'll find a double detached heated garage, a long front driveway providing ample parking, and RV parking in the back. The yard boasts newer fencing, a large concrete patio, a spacious deck, and mature landscaping. This home has seen many updates, including new appliances, a new hot water tank in the basement suite, some new windows, and more. A fantastic investment opportunity, with a wonderful long-term lower level tenant willing to stay, allowing you to start collecting rent immediately. This one won't last—don't miss out!