

# \$625,000 - 428 Huntbourne Hill Ne, Calgary

MLS® #A2215215

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,044 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

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!

Built in 1973



## Essential Information

MLS® #	A2215215
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	428 Huntbourne Hill Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5G5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Front Drive, Heated Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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