

450 78 Avenue NE  
Calgary, Alberta

MLS # A2203318



**\$539,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, Par		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Wood Windows		

**Inclusions:** None

\*\*\*OPEN HOUSE: SATURDAY, MARCH 22 and SUNDAY, MARCH 23 FROM 2 PM - 4 PM\*\*\* 1996 sq ft TOTAL LIVEABLE SPACE | ACROSS FROM GREEN SPACE | 5 MIN WALK TO ELEMENTARY SCHOOL | LOW MAINTENANCE BACKYARD| CONCRETE RV PARKING PAD | Welcome to 450 78 Ave NE, a family friendly home in the quiet neighbourhood of Huntington Hills. This functional bungalow offers spacious 1996 sq ft of livable space with 3 bedrooms up and 1 bedroom in the basement. Upon entry you will be greeted by the beautiful cherry oak hardwood floor and 2 bright windows. The double sliding patio doors in the dining area will take you to the SOUTH facing front deck, perfect for family entertaining. Updated kitchen comes with granite counter tops, newer stainless steel stove and refrigerator. The Separate entrance/side door will take you to the developed basement with an extra bedroom & a 3 piece bath. The concrete pad (15.5 ft width x 26.5 ft long) in the backyard is perfect for your mid size RV parking. The low maintenance backyard is ideal for your busy life style. Newer Samsung Washer & Dryer - 2023, Roof - 2012, Garage Roof - 2018, High Efficiency Furnace. Deerfoot City, Thornhill Aquatic & Recreation Centre, Library, Superstore, Save-On-Food, Restaurants and major roadways are minutes away, perfect for all your family needs.