

\$499,900 - 6703 Huntsbay Road Nw, Calgary

MLS® #A2208680

\$499,900

4 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.07 Acres

Huntington Hills, Calgary, Alberta

Presenting an upgraded semi-detached bi-level with central air and a side entry offering access to the upper floor or lower illegal suite, backing on to a park like setting with playground! An abundance of front street parking with a path to the side entry into the home. Vinyl dual pane windows throughout replaced 5-6 years ago, an open design upper level from the tiled foyer wrapped in wainscoting. Hardwood stairs, and laminate and tile throughout with 2 back bedrooms one with added storage cabinet and close access to the tiled 4-piece upper bath featuring a newer storage vanity, a tiled tub surround and added storage cabinet. The front of the plan begins with a family size dining area, a front lifestyle room with sliding doors to your full width East facing deck. The tiled kitchen offers a plethora of counter and storage space with classic white cabinetry, a smooth top stove, mosaic tile backsplash, under cabinet lighting, an apron sink, quartz counters and full appliance package. Fully developed lower level presents 2 rear lower bedrooms, laminate flooring, a tiled lower 4-piece bath with added storage cabinet and tiled tub surround. The open plan from the eat in kitchen with a 2nd full appliance package, tiled flooring and a front facing lifestyle room with space for all types of furniture and access to added storage the homes laundry room, as well as a lower front flex room, all this plus sunshine windows throughout. The West facing outdoor space backs on to a vast green space with a fully



fenced and landscaped yard offering a storage shed, lower patio and is fully fenced with space to added a detached garage. Located in a family friendly community, close access to Nose Hill Park, transit, schools, shopping and downtown Calgary!

Built in 1968

Essential Information

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|----------------|------------------------|
| MLS® # | A2208680 |
| Price | \$499,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 981 |
| Acres | 0.07 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bi-Level, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 6703 Huntsbay Road Nw |
| Subdivision | Huntington Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 4R2 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Alley Access, On Street |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |

| | |
|--------------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof | Flat, Flat Torch Membrane |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 29 |
| Zoning | R-CG |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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