

# \$520,000 - 6703 Huntsbay Road Nw, Calgary

MLS® #A2208680

## \$520,000

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

MLS® #	A2208680
Price	\$520,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.07
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
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	Alley Access, Off Street, 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 Torch Membrane, Flat
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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