

# \$699,900 - 7059 Huntford Hill Ne, Calgary

MLS® #A2229109

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.15 Acres

Huntington Hills, Calgary, Alberta

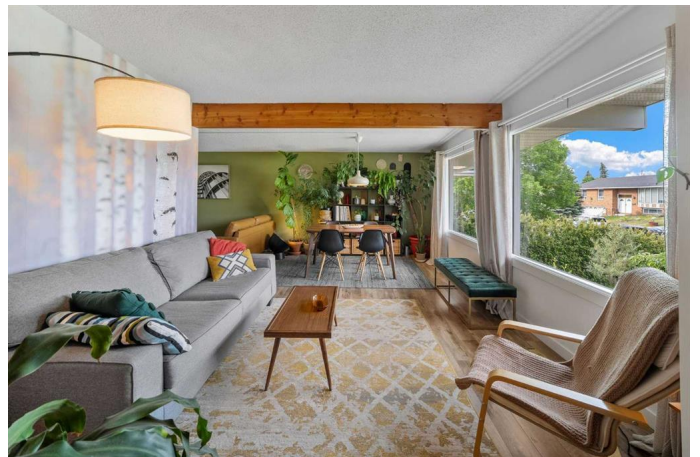
Nestled on a peaceful street in the established and sought-after community of Huntington Hills, this beautifully upgraded bungalow sits on a generous 6,469 sq ft lot and offers a perfect blend of space, comfort, and convenience. With quick access to downtown Calgary (just 10 minutes away), Nose Hill Park, several top-rated schools, shopping, and within walking distance to the Thornhill Aquatic & Recreation Centre, the location is truly unbeatable.

Offering over 2,300 sq ft of thoughtfully updated living space, this home features 4 spacious bedrooms, 3 bathrooms, and a dedicated home gym, along with a detached double and insulated garage.

Inside, you'll find a bright and welcoming main living area, freshly painted, with large west-facing windows, and durable laminate flooring. Situated adjacent to the dining space, and another cozy space for movie nights, perfect for family meals, a home office, or converting into a separate den.

The fully renovated kitchen is a standout, boasting ceiling-height cabinetry (new and refurbished), quartz countertops, subway tile backsplash, modern appliances, ceramic tile flooring, and a walk-in pantry for optimal storage.

The main floor is complete with a spacious primary suite, including a walk-in closet with built-in organizers and a private 3-piece ensuite. Two additional bedrooms are located down the hall and share access to a 3-piece



guest bathroom.

Head downstairs to a separate entrance leading to a fully finished basement that has been extensively renovated. Enjoy a vintage-style wet bar with bar fridge, custom wood paneling, new light fixtures, and a massive recreation space perfect for entertaining or multi-generational living. The huge gym offers plenty of space for the exercise enthusiasts, a fourth bedroom for guests or a growing family, situated next to a 4-piece bathroom with a soaker tub & separate shower. New LVP flooring with waterproof and thermal insulation, all new windows and laundry area with sink and cold storage. Recent exterior house upgrades include a new roof, vents, extra insulation, and gutters, refreshed exterior doors, and meticulously landscaped front and backyards with decorative rock pathways, raised garden beds, woodshed, rain barrels, a greenhouse for homegrown vegetables, mature trees, and a cozy firepit area. Garage has a new roof, door, motor, and insulation.

Outdoors, the backyard is a true private oasis—lush landscaping, fruit trees, a greenhouse, vegetable beds, and tranquil sitting areas to enjoy sunrises and sunsets year-round.

This exceptional bungalow offers a rare combination of timeless charm, modern upgrades, and an incredible location—ideal for families, downsizers, or investors alike.

Now is your chance to own this exceptional home—schedule your private showing today.

Built in 1970

**Essential Information**

MLS® #	A2229109
Price	\$699,900
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.15
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7059 Huntford Hill Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 3Z5

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Chandelier, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Wet Bar
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Conservation
Roof	Tar/Gravel
Construction	Metal Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 25th, 2025

Days on Market            13

Zoning                        R-CG

### **Listing Details**

Listing Office                Century 21 Bamber Realty LTD.

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