

**6807 Huntchester Road NE
Calgary, Alberta**

MLS # A2240417



\$569,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,166 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This solid bungalow with approximately 1116 sq ft of living space sits on a flat 5,500 sq. ft. lot with 50-foot frontage on a beautiful tree-lined street, offering excellent potential for redevelopment, renovation, or rental income. With new paint, new blinds, new baseboards and carpets in the bedrooms all done in July 2025, we cannot forget to mention that the roof was also replaced at the same time! The main floor features a bright, open living area with an oversized brick fireplace, a sun-filled west-facing kitchen, a primary bedroom with 2-piece ensuite, plus two additional bedrooms and a full 4-piece bathroom. A separate rear entrance leads to the basement, which includes two finished bedrooms, a 3-piece bathroom, a laundry area, and a large undeveloped space—perfect for future development. The backyard boasts a double detached garage and plenty of room, ideal for entertaining, gardening, recreation, or further expansion. Located close to schools, shopping, parks, transit, and major amenities—this is a rare opportunity in a prime location. Book your showing today and explore the potential!