

**88 Huntwick Way NE
Calgary, Alberta**

MLS # A2244547



\$469,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 958 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Off Street, RV Access/Parking | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

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|--------------------|-----------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Hardwood, Tile, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Metal Siding , Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Vinyl Windows |

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|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: n/a

Exceptional Opportunity with this Newly Renovated semi-detached home with a Fully Finished Basement in Huntington! Located on a quiet street close to Beddington Towne Centre, Alex Munro School, St. Hubert Elementary School and multiple parks, this Bi-Level home features many recent upgrades including Brand New Interior Paints throughout (July 2025), Brand New Luxury Vinyl Plank (LVP) flooring in the Basement (July 2025) , Newer Hot Water (2025), Newer Washer (2019), Newer Stove and Dishwasher (2018), Newer Deck (2017), Newer Roof, Newer Windows and Added Roof Insulation to R40 (2022). Step into the main level and be welcomed by abundant natural light, a spacious living room that leads into a dining area with beautiful hardwood, the updated kitchen with newer appliances, tile flooring, and a bright breakfast nook area. Two spacious bedrooms and a 4-piece bathroom complete this level. The Fully Finished Basement with Brand New LVP flooring, offers a bright and inviting lower level with Large windows and massive Family Room. This level includes two more bedrooms and a 4-piece. In the fully fenced backyard you'll find a nice grassy lawn and a huge deck. Enjoy walking distance to parks and playgrounds, and benefit from proximity to schools, supermarkets, and easy access to Beddington Blvd and Deerfoot Trail. With easy access to public transportation and within walking distance to the proposed Beddington Green Line (Phase 2) LRT station, this property offers both convenience and future growth potential. Don't miss this gem - perfect starter family home!