# 272 Huntington Close NE

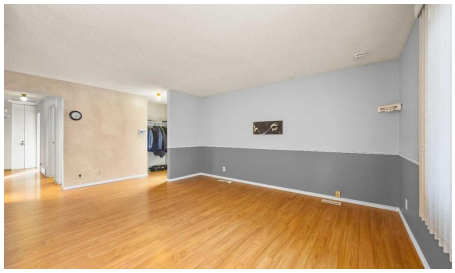
Calgary | Active | MLS® A2354116

**$499,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1972** | **1,021 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Jessica Chan Real Estate & Management Inc.

# A closer look

$20,000 SOLAR PANALS (2022), HARDWOOD FLOORINGS (2020), NEWER GRANITE COUNTERTOP (2020), FRIDGE/STOVE/WASHER/DRYER (2022-2023), FURNACE AND HWT (2016), ROOF (2010) AND WINDOWS (2010)

Welcome to this well-maintained bungalow offering 3+1 Bedrooms, 2.5 Bathrooms, and over 1,855 sq.ft. of developed living space in the established community of Huntington Hills. Great opportunities for families or investors! The bright, open-concept Living Room and Dining Room, with a large picture window, fill the space with natural light. The Kitchen features ample cabinetry and counter space, as well as a window overlooking the backyard. A Primary Bedroom with a convenient 2-piece Ensuite, while two additional well-sized Bedrooms and an updated 4-piece Bathroom provide comfortable accommodation for family members or guests. The spacious Basement adds valuable living space with a separate entrance.

Enjoy the large private deck surrounded by mature trees, creating an inviting setting for summer BBQs, outdoor dining, and relaxing evenings. A welcoming front deck provides an additional outdoor space to enjoy your morning coffee or unwind after a long day. The landscaped yard includes garden beds and outdoor space to enjoy throughout the season. A Single Detached Garage, back lane access, and an additional front parking pad provide convenient parking for multiple vehicles.

Located in the family-friendly community of Huntington Hills, residents enjoy nearby schools, playgrounds, parks, shopping centres, public transit, and recreational facilities. Outdoor enthusiasts will appreciate the proximity to Nose Hill Park and its extensive pathway network. Quick access to Centre Street, Deerfoot Trail, Beddington Trail, and Stoney Trail makes commuting throughout Calgary simple and convenient. This house will not last long!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2354116 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1972 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,021 sq. ft. |
| **Main Level Finished Area:** | 1,021 sq. ft. |
| **Below Grade Finished Area:** | 834 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 4,241 sq. ft. |
| **Lot Frontage:** | 42' |
| **Front Exposure:** | North |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1972 (Age: 54) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 686LK |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |

| | |
|---|---|
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Laminate, Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Parking Pad, Single Garage Detached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northeast |
| **Community:** | Huntington Hills |
| **Appliances:** | Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Living Room · 14'4" × 12'5" · |
| **Main Floor** | Dining Room · 9'4" × 9'2" · |
| **Main Floor** | Kitchen · 12'5" × 9'4" · |
| **Main Floor** | Nook · 7'5" × 6'4" · |
| **Main Floor** | Bedroom - Primary · 11'2" × 11'1" · |
| **Main Floor** | Bedroom · 9'3" × 8'11" · |
| **Main Floor** | Bedroom · 9'3" × 8'11" · |
| **Basement** | Game Room · 18'9" × 18'3" · |

| | |
|---|---|
| **Basement** | Bedroom · 18'8" × 10' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Ceiling Fan(s), Dry Bar, Granite Counters, Open Floorplan, Separate Entrance, Storage |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Back Lane, Front Yard, Landscaped, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-C1 |
| **Listed Date:** | Oct 22, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/272-huntington-close-ne-calgary-a2354116/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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