35 Huntford Road NE

Calgary | Active | MLS® A2359485

$479,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1970**	**1,072 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Jessica Chan Real Estate & Management Inc.

A closer look

UPDATED HALF-DUPLEX WITH ATTACHED GARAGE & OPEN FRONT OUTLOOK! Welcome to this updated home in Huntington Hills, offering 3 Bedrooms, 2 full Bathrooms and 1,658 sq.ft. of total developed living space. With no residential neighbours directly across the street, the front enjoys an open outlook, while back lane access adds everyday convenience at the rear. Vinyl Plank flooring runs throughout the entire home, and a front Balcony plus a large backyard provide outdoor space on both sides.

Step inside and be greeted by a bright Living Room anchored by an oversized picture window, framed by the home's distinctive arched front facade. The SW-facing front brings in warm afternoon sunlight, creating a comfortable space for relaxing or hosting friends. A wide opening connects the Living Room to the Kitchen, keeping the main living area open and easy to entertain in. The Kitchen features newer Quartz countertops, tile backsplash, and a full wall of cabinetry that provides generous storage and workspace for everyday cooking. The adjoining Dining Room offers direct access to the covered front Balcony, a great spot for morning coffee or summer evenings.

Three Bedrooms are located on the Main Level, including a well-sized Primary Bedroom that can accommodate a king-sized bed. Two additional Bedrooms offer flexibility for children, guests, a Home Office or hobbies, while a full 4pc Bathroom conveniently serves all three Bedrooms.

The fully finished Basement features an expansive Recreation Room, offering plenty of room for a media area, a Home Gym, guests, or additional recreation, with space set apart from the main living area for quieter evenings. A renovated 3pc Bathroom with tiled walk-in shower adds convenience, while the Laundry/Utility area completes the lower level.

The large NE-facing backyard offers mature trees and plenty of room to enjoy the outdoors, with a gate leading to the back lane. The yard also offers potential to build a rear Garage (subject to City approval). At the front, the Single Attached Garage provides secure parking and direct access to an additional storage area, offering useful space for seasonal items, tools and recreational gear.

Located in the established community of Huntington Hills, the home is close to schools, parks, recreation, and everyday amenities. Huntington Hills School and John G. Diefenbaker High School are nearby, along with Thornhill Aquatic & Recreation Centre, Murray Copot Arena, Judith Umbach Library, and the Real Canadian Superstore. Nose Hill Park is minutes away for walking, cycling, and wide-open prairie views, while transit along Centre Street connects toward Downtown and quick access to 64 Avenue and Deerfoot Trail makes commuting around Calgary straightforward.

A well-located home with practical updates, a garage, and flexible developed space in an established community.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2359485
Bedrooms	3
Bathrooms	2
Year Built	1970
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,072 sq. ft.
Main Level Finished Area:	1,072 sq. ft.
Below Grade Finished Area:	586 sq. ft.
Acreage:	No
Lot Area:	3,519 sq. ft.
Lot Frontage:	32'1"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6573JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	3
Parking:	Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Huntington Hills
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A

Restrictions:	None Known
Main Floor	Living Room · 16'10" × 12' ·
Main Floor	Dining Room · 8'9" × 7'3" ·
Main Floor	Kitchen · 14'2" × 10'11" ·
Main Floor	Bedroom - Primary · 13'3" × 9'11" ·
Main Floor	Bedroom · 12'11" × 8'6" ·
Main Floor	Bedroom · 9'6" × 9'4" ·
Basement	Game Room · 22'7" × 18' ·
Title to Land:	Fee Simple
Community Features:	Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Open Floorplan, Quartz Counters
Exterior Features:	None
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-huntford-road-ne-calgary-a2359485/

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

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