

# \$490,000 - 7526 Huntridge Crescent Ne, Calgary

MLS® #A2218813

**\$490,000**

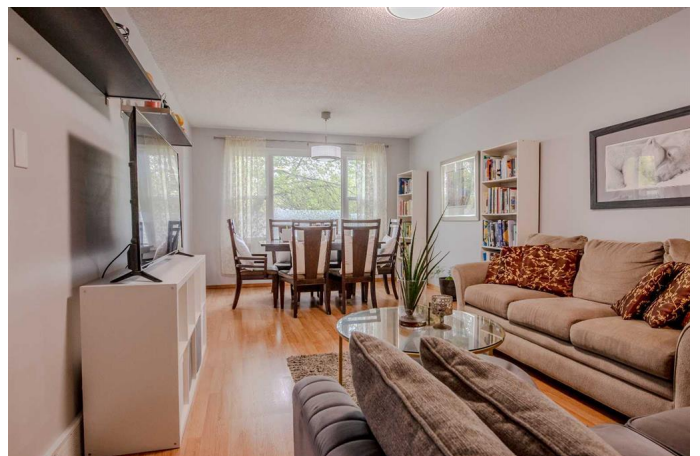
4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.08 Acres

Huntington Hills, Calgary, Alberta

Welcome to 7526 Huntridge Crescent NE, a fully-finished, 4-bedroom ready to move in house located minutes away from groceries, schools, buses to downtown and many others.

With around 2000 sq ft of developed living space makes this an ideal home for the growing family. Very well loved and looked after, with a bright updated kitchen large enough for the whole family to enjoy cooking together at the same time. A balcony off the kitchen overlooks the street allowing much natural light. An inviting living room and dining room with a large window is perfect for family dinners and entertaining. There are 3 spacious bedrooms on the main floor with a full bathroom to share. The basement is fully developed with a large 4th bedroom, a 2nd full bathroom, a large rec/family room, a storage room, and a generous sized laundry room. The well appointed windows in the basement makes this lower level a comfortable and inviting space. The fully fenced private outdoor space adds more time for the family to enjoy. The big backyard is easily maintained and the large wooden side porch/deck are perfect for barbecues and get together with family and friends. The substantial and shaded front and backyard can be a gardener's dream for the landscape enthusiasts. These are only some of the features that make this property so well loved. Centre Street across makes commuting to downtown a breeze. Superstore, Huntington Community Association, TD, Boston Pizza, London Drugs, Tim Hortons and



many others are only a short walk away. 6 minutes drive to Deerfoot Trail. Nose Hill Park is close by for a morning run. A family swim at the nearby Thornhill Aquatic & Recreation Centre. Alex Munro, St Hubert Elem School, Dr. JK Mulloy, St. Henry Elem School, Huntington Hills School, John G. Diefenbaker H, Sir John A Mcdonald, St Helena School are the schools nearby. What else can a growing family look for in a home and community teaming with amenities. You could be the next proud owner. A must see to fully appreciate.

Built in 1970

### **Essential Information**

MLS® #	A2218813
Price	\$490,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.08
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	7526 Huntridge Crescent Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4C9

### **Amenities**

Parking	Off Street, Alley Access, On Street
---------	-------------------------------------

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.