

# \$639,000 - 319 Huntbourne Hill Ne, Calgary

MLS® #A2233852

**\$639,000**

3 Bedroom, 2.00 Bathroom, 1,179 sqft  
Residential on 0.16 Acres

Huntington Hills, Calgary, Alberta

Located on one of the most desirable and quiet streets in Huntington Hills, this beautifully updated home offers the perfect blend of modern living, outdoor space, and unbeatable access to everything Calgary has to offer. Huntington Hills is a well-established, family-friendly neighbourhood in Calgary's north-central corridor. Just 15 minutes from downtown and walking distance to schools, parks, shopping, and public transit, this community is known for its mature trees, strong community spirit, and proximity to Nose Hill Park—one of the largest urban green spaces in North America. Whether you're walking the trails, hitting the playgrounds, or accessing the fantastic programs at the Huntington Hills Community Centre, life here offers something for every lifestyle. And now, let's talk about the home. 319 Huntbourne Hill sits on a massive 633 sq metre lot with room to park your RV, enjoy summer BBQs, or just relax in your private backyard oasis. The home has undergone a professional transformation—starting with a major kitchen renovation that includes granite countertops, custom cabinetry, new tile flooring, modern lighting, and stainless steel appliances.

The open-concept layout flows beautifully with narrow sl Oak hardwood, new baseboards, interior doors, and thoughtful touches like a pantry and updated trim.

Both bathrooms have been fully renovated—the upper bath features Rubber



Tree cabinetry with a marble top, backsplash, tile floors, and new fixtures. The lower level includes a modern walk-in shower, updated cabinetry, and stylish tilework. Additional upgrades include a newer high-efficiency furnace, lvl in lower level, and a sunroom perfect for a gym, studio, or cozy reading nook. And letâ€™s not forget the oversized double garageâ€”with newer doors and plenty of space for your truck, tools, or weekend projects. This home delivers the total package: A renovated interior with timeless style plus, in the last few years: newer roof, windows, patio door, paint, H2O Tank, Luxury Vinyl Plank on the lower level and ever important- Air Conditioning. A huge private lot with flexibility and parking A quiet, tree-lined street in a vibrant community Steps from top-rated schools, Nose Hill Park, shopping, and transit 319 Huntbourne Hill & Huntington Hills...a well maintained home located in one of Calgaryâ€™s best-kept secrets.

Built in 1970

## Essential Information

MLS® #	A2233852
Price	\$639,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	0.16
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	3 Level Split

Status Active

### Community Information

Address 319 Huntbourne Hill Ne  
Subdivision Huntington Hills  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2K 3Y5

### Amenities

Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Closet Organizers, Storage  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Mantle, Stone, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Metal Siding, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 25th, 2025  
Days on Market 6  
Zoning R-CG

### Listing Details

Listing Office

Comox Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.