

# \$589,000 - 6807 Huntchester Road Ne, Calgary

MLS® #A2240417

## \$589,000

5 Bedroom, 3.00 Bathroom, 117 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

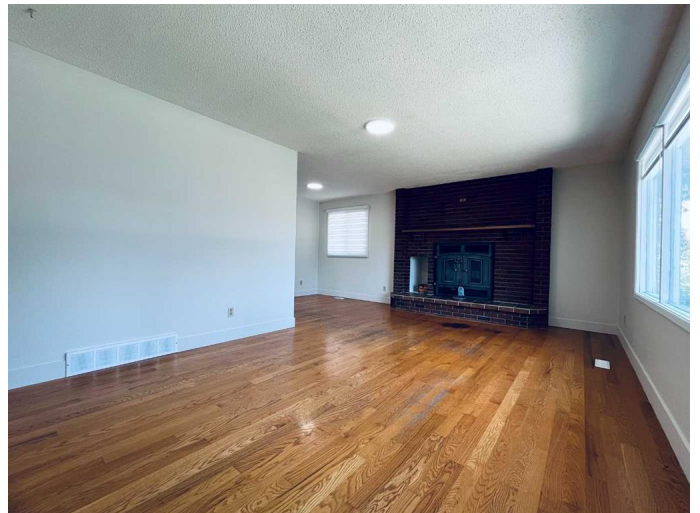
This solid bungalow with approximately 1116 sq ft of living space sits on a flat 5,500 sq. ft. lot with 50-foot frontage on a beautiful tree-lined street, offering excellent potential for redevelopment, renovation, or rental income. With new paint, new blinds, new baseboards and carpets in the bedrooms all done in July 2025, we cannot forget to mention that the roof was also replaced at the same time! The main floor features a bright, open living area with an oversized brick fireplace, a sun-filled west-facing kitchen, a primary bedroom with 2-piece ensuite, plus two additional bedrooms and a full 4-piece bathroom.

A separate rear entrance leads to the basement, which includes two finished bedrooms, a 3-piece bathroom, a laundry area, and a large undeveloped space—perfect for future development. The backyard boasts a double detached garage and plenty of room, ideal for entertaining, gardening, recreation, or further expansion. Located close to schools, shopping, parks, transit, and major amenities—this is a rare opportunity in a prime location. Book your showing today and explore the potential!

Built in 1972

## Essential Information

MLS® #	A2240417
Price	\$589,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	117
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6807 Huntchester Road Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5E6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Electric Oven, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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