

# \$539,000 - 450 78 Avenue Ne, Calgary

MLS® #A2203318

**\$539,000**

4 Bedroom, 2.00 Bathroom, 1,013 sqft  
Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

1996 sq ft TOTAL LIVEABLE SPACE | ACROSS FROM GREEN SPACE | 5 MIN WALK TO ELEMENTARY SCHOOL | LOW MAINTENANCE BACKYARD| CONCRETE RV PARKING PAD | Welcome to 450 78 Ave NE, a family friendly home in the quiet neighbourhood of Huntington Hills. This functional bungalow offers spacious 1996 sq ft of livable space with 3 bedrooms up and 1 bedroom in the basement. Upon entry you will be greeted by the beautiful cherry oak hardwood floor and 2 bright windows. The double sliding patio doors in the dining area will take you to the SOUTH facing front deck, perfect for family entertaining. Updated kitchen comes with granite counter tops, newer stainless steel stove and refrigerator. The Separate entrance/side door will take you to the developed basement with an extra bedroom & a 3 piece bath. The concrete pad (15.5 ft width x 26.5 ft long) in the backyard is perfect for your mid size RV parking. The low maintenance backyard is ideal for your busy life style. Newer Samsung Washer & Dryer - 2023, Roof - 2012, Garage Roof - 2018, High Efficiency Furnace. Deerfoot City, Thornhill Aquatic & Recreation Centre, Library, Superstore, Save-On-Food, Restaurants and major roadways are minutes away, perfect for all your family needs.

Built in 1972

## Essential Information



450 78 Ave NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1013.31 sq ft



Basement (Below Grade)

Exterior Area 982.12 sq ft



Main Floor

Exterior Area 1013.31 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/09/07



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Basement (Below Grade) Exterior Area 983.12 sq ft  
Interior Area 859.92 sq ft  
Excluded Area 5.82 sq ft



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MLS® #	A2203318
Price	\$539,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	450 78 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4Z9

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Off Street, Parking Pad, Paved, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Wood Windows
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	21
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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