

# \$584,900 - 462 78 Avenue Ne, Calgary

MLS® #A2248760

**\$584,900**

4 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Looking for a fully renovated home in an established community at an affordable price? This Huntington Hills gem checks all the boxes. Perfectly located just minutes from Deerfoot Trail and the LRT Express, this property offers the best of both convenience and lifestyle.

Step inside and be greeted by a bright and modern open-concept design. The heart of the home is a sleek, trendy kitchen featuring stainless steel appliances, stone countertops, and a seamless flow into the dining and living areas. Hardwood and tile flooring extend throughout, creating a stylish yet practical space that's perfect for everyday living.

Downstairs, the expansive recreation room stretches the entire width of the home—ideal for entertaining guests, setting up a home theatre, or creating the ultimate games and lounge area.

This property has been renovated from top to bottom, and it shows—truly a 10/10. Every detail has been carefully upgraded to provide peace of mind and lasting value. Notable features include:

New R50 attic insulation for energy efficiency

Newer windows throughout

Upgraded plumbing



New roof with transferable warranty

High-efficiency furnace

Newer hot water tank

And that’s just the start—there are too many upgrades to list. This is a rare opportunity to own a home where all the hard work has already been done. All that’s left is to move in and enjoy.

Don’t miss your chance to see this Huntington Hills beauty for yourself—it won’t last long!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248760    |
| Price          | \$584,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.10        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 462 78 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |

Postal Code T2K 4Z9

### Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters

Appliances Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave Hood Fan, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features None

Lot Description City Lot, Front Yard, Lawn, Open Lot, Rectangular Lot, Street Lighting, Treed, Cleared, Few Trees

Roof Asphalt Shingle

Construction Composite Siding, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed August 18th, 2025

Days on Market 6

Zoning R-CG

### Listing Details

Listing Office RE/MAX iRealty Innovations

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