



# 808 68 Avenue Calgary Alberta

\$569,500

Welcome to 808 68 Avenue NW, a beautifully updated and meticulously maintained 1,236 square foot bi-level tucked away on a quiet street in the family-friendly community of Huntington Hills. This inviting home blends classic charm with modern updates, offering an incredible combination of comfort, functionality, and future potential. Step inside to find rich oak hardwood flooring flowing throughout the main level, creating a warm and timeless feel. The spacious living and dining areas are enhanced by impressive vaulted ceilings that fill the space with natural light, giving a bright and open atmosphere ideal for everyday living and entertaining. The brand new kitchen will impress with its sleek cabinetry, granite countertops, tile backsplash, and premium stainless steel appliances--perfect for any home chef. The main floor features three generous bedrooms, including a primary suite with an updated two-piece ensuite, and a beautifully refreshed four-piece main bathroom. Every detail has been carefully considered, from the crisp new paint throughout to updated light fixtures, switches, plugs, door handles and hinges that add a modern touch. The lower level remains unspoiled and ready for your creative vision. Whether you imagine additional bedrooms, a recreation space, gym, or suite potential (subject to city approval), the possibilities are endless. The inviting wood-burning fireplace creates a cozy focal point that will make this area a future favorite spot for family gatherings. Added value comes with several mechanical updates over the years including newer windows, mid-efficiency furnace, hot water tank, and humidifier, providing comfort and peace of mind for years to come. Outside, you'll love the newly rebuilt front balcony that welcomes you home and the massive backyard that offers exceptional space for children, pets, gardening, or future expansion. The attached o...

Living room 13.92 Ft x 14.25 Ft  
 Dining room 13.00 Ft x 10.33 Ft  
 Other 13.08 Ft x 13.83 Ft  
 4pc Bathroom 8.17 Ft x 4.92 Ft

Primary Bedroom 13.00 Ft x 13.00 Ft  
 Bedroom 10.42 Ft x 9.92 Ft  
 Bedroom 10.33 Ft x 9.00 Ft  
 2pc Bathroom 4.58 Ft x 4.92 Ft

Listing Presented By:



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