

# \$749,900 - 1128 78 Avenue Nw, Calgary

MLS® #A2220704

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,061 sqft

Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

A BRAND NEW bungalow in the mature and established neighborhood! This home offers 3 Bedroom and 1.5 Bathrooms on the 1,061sqft Main level, along with a Legal 2 Bedroom basement suite with a separate entrance. Both levels feature luxury vinyl plank flooring throughout and quartz countertops in the kitchens and bathrooms. Ideal for investors looking to rent both units or live up and rent down or living with extended family. Step into the spacious and open concept main level with 9-foot ceilings throughout. The bright Living Room with large windows. A dedicated Dining area sits beside a modern Kitchen finished with a centre island with eating bar, ample soft-close cabinetry and BRAND NEW stainless steel appliances (with 5-year warranty). The Primary Bedroom includes a 2-piece Ensuite and a large closet. Two additional well-sized Bedrooms and a 4-piece Bathroom complete this level. The fully developed legal Basement suite offers a large Living Room, a separate dining area and a full Kitchen finished with the same soft-close cabinetry and Brand New stainless steel appliances. Two good sized Bedrooms and a 4-piece Bathroom complete the suite. Laundry is available on both the Main Level and in the Basement. Enjoy the landscaped and treed backyard with patio pathway leading to the double detached garage with newly installed roof shingles. The home faces greenery with no direct neighbor in front. Located in Huntington Hills near Nose Hill Park, schools,



shopping and transit. Just one direct bus ride to the University of Calgary. A move-in-ready opportunity for both homeowners and investors. Don't miss this rare opportunity!!

Built in 2023

**Essential Information**

MLS® #	A2220704
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,061
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1128 78 Avenue Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0S7

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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