



\$ 429,900.00

## 212 78 AVENUE NE CALGARY

<https://paulbrinton.com>

Welcome to this beautifully updated home in popular Huntington Hills! A fantastic cash flowing opportunity in Huntington Hills. This house (6 bedrooms & 2.5 bathrooms) is situated on a huge lot, with easy and direct transit access to SAIT, U of C, downtown and the airport. This is a perfect...

- 6 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Level Split

**MLS ® #:** A1137669

**Type:** Detached

**Bedrooms:** 6

**Baths Half:** 1

**Lot size:** 5608 sq ft

**Year built:** 1970

**Parking:** Parkade, Parking Pad

**Post Updated:** 2021-12-02 19:32:17

**Bathrooms:** 3

**Bedrooms Above Grade:** 4

**Date added:** 08/11/21

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane,Rectangular Lot

**Heating Type:** Forced Air

**Flooring:** Ceramic Tile,Hardwood,Laminate

**Exterior Features:** Playground

**District:** CAL Zone N

**Interior Features:** Kitchen Island,No Animal  
Home,No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Photo Count:** 25



**Levels:** 3 Level Split

**Zoning:** R-C1

**List Price Square Foot:** \$ 369.97

**Rooms Above Grade:** 6

**Construction Materials:** Vinyl Siding, Wood **Suite:** No

Frame

**Foundation:** Poured Concrete

**Frontage Metres:** 15.54M 51`0"

**Appliances:** Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings

**Living Area SF:** 1162.00

**Subdivision Name:** Huntington Hills

**Structure Type:** House

**Lot Size Acres:** 0.13

**Restrictions:** None Known

