

# \$549,900 - 461 78 Avenue Ne, Calgary

MLS® #A2261828

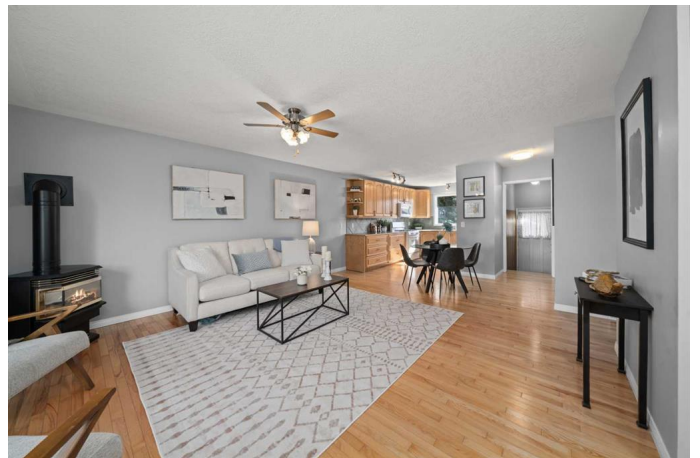
**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0.11 Acres

Huntington Hills, Calgary, Alberta

Instant Equity Alert! \$559,900 Bungalow Assessed at \$620,000! Don't miss this move-in ready 1,227 sq ft gem in the heart of family-friendly Huntington Hills, priced \$60k below city assessment for unmatched value. Perfect for first-time buyers, investors, or downsizers, this meticulously upgraded home offers low-maintenance living and rental income potential. Modern Upgrades Save You Thousands: All-new hail-proof stucco exterior, newer roof (5 yrs), energy-efficient upstairs windows that have been replaced, new garage door, and a fully renovated bathroom (down to studs, new piping/venting). Solid oak cabinets and 7-yr-old hardwood in the master add timeless luxury. Income Opportunity: You can easily made into a legal suite (pending permit approval) with an already established separate entrance, a full bathroom in basement and easy access to plumbing – perfect for investors or mortgage relief. Lifestyle Perks: Enjoy a maintenance-free backyard oasis with gazebo (covers included) and natural gas BBQ hookup. Front/back window airflow keeps summer days breezy. Oversized heated garage is ideal for hobbies or storage. Unique Value: Rare basement wood paneling with proven resale value (seller was able to resale some on kijiji for \$150 for a bundle) adds vintage charm. Low utilities (~\$326/mo based on sellers average bills over last year) and a regularly serviced furnace in top condition keep costs down. Prime Location: Steps from top-rated schools (Huntington Hills School,



John G. Diefenbaker High), Nose Hill Park, and transit. Just 5â€“10 min to Deerfoot Trail/downtown, 15 min to YYC airportâ€”perfect for commuters. Why Pay More? This versatile 2+1 bedroom (easily 3) bungalow offers flexible spaces for a primary retreat, gym, or office, outshining smaller comps at higher prices. Book your showing now and seize this rare opportunity to own below assessment in a sought-after community!

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261828    |
| Price          | \$549,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,227       |
| Acres          | 0.11        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 461 78 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 5A1          |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 1                                                                           |
| Parking        | Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Detached |

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Laminate Counters, Open Floorplan, See Remarks, Skylight(s), Storage

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Recreation Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Garden, Gazebo, Landscaped, Private, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed October 2nd, 2025

Days on Market 21

Zoning R-CG

## Listing Details

Listing Office RE/MAX Realty Professionals

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