

\$564,800 - 8554 Huxbury Drive Ne, Calgary

MLS® #A2263900

\$564,800

4 Bedroom, 3.00 Bathroom, 1,685 sqft

Residential on 0.05 Acres

N/A, Calgary, Alberta

Brand New | Semi-Detached | Built by Broadview Homes | Main Level Office | 1,685 SqFt | Open Floor Plan | High Ceilings | Top of the Line Finishes | Full Height Cabinets | Granite Countertops | Kitchen Island | Pantry | Rear Mud Room | Ample Natural Light | 4 Upper Level Bedrooms | Upper Level Laundry | Legal Suite-Ready Basement (Subject to City Approval) | Side Entry | Laundry & Kitchen Rough-ins | Deck | Rear Gravel Parking Pad | Alley Access. Welcome to the Annex model by Broadview Homes! This brand new, never lived in semi-detached home offers 1,685 sqft of modern, thoughtfully designed living space with quality upgrades throughout. The main floor features an open-concept layout with high ceilings and luxury vinyl plank flooring. At the front of the home, a private office makes the perfect workspace, while a convenient 2-piece powder room adds everyday functionality. At the rear of the home, the modern kitchen overlooks the backyard and features granite countertops, a large island with barstool seating, stainless steel appliances including a gas range, hood fan, and built-in microwave, plus stylish 42" upper cabinets with soffit and crown molding. A bright dining and living area completes the main floor, with access to a rear deck—perfect for summer BBQs (gas line included!). Upstairs, you'll find 4 spacious bedrooms, all with plush carpeting. The primary bedroom includes a walk-in closet and a 5-piece ensuite with dual vanity, tiled flooring, and a tub/shower combo. The



remaining three bedrooms share a well-appointed 4-piece bathroom, and the convenient upper-level laundry is located near all bedrooms. The basement is legal suite-ready (subject to city approval) and includes a separate side entrance, true 9â€™™ ceilings with web joists (no dropped ceilings), second furnace & HRV, and rough-ins for a kitchen sink and laundry roomâ€™”offering excellent potential for future development or rental income. Additional features include a gel-stained fiberglass front door, tile in bathrooms and laundry, a 200 AMP electrical panel, and a rear parking pad with alley access. A perfect blend of modern design, comfort, and future potentialâ€™”this move-in ready home is a must-see!

Built in 2025

Essential Information

MLS® #	A2263900
Price	\$564,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,685
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8554 Huxbury Drive Ne
Subdivision	N/A
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2A 4Y1

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2025
Days on Market	3
Zoning	R-GM

Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.