

# \$599,900 - 466 Huntley Way Ne, Calgary

MLS® #A2269331

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.09 Acres

Huntington Hills, Calgary, Alberta

Welcome to this beautifully updated and impeccably maintained home with approx. 2000 sq ft of developed space in the highly sought-after community of Huntington Hills – where modern comfort meets timeless charm in an unbeatable location. Just a short distance from the heart of Calgary, this home offers bright, open-concept living with stylish upgrades throughout. The fully renovated kitchen is a showstopper, featuring quartz countertops, a sleek tile backsplash, stainless steel appliances, and generous cabinetry – a true dream for any home chef.

The spacious living room invites relaxation with high-end vinyl plank flooring, recessed lighting, large windows that fill the space with natural light, and a cozy electric fireplace perfect for unwinding at the end of the day. With four bedrooms in total – including a generous primary and secondary bedroom upstairs, plus two additional rooms on the lower level – this home provides flexible living for families, guests, or a home office setup. Both bathrooms have been beautifully renovated to create spa-like experiences, and the lower level’s large windows make it bright, warm, and inviting. The basement also offers endless possibilities – from a family rec room or fitness area to a comfortable media or hobby space.

Step outside to your own private oasis: a fully fenced, low-maintenance, south-facing backyard framed by mature trees – perfect for summer barbecues, morning coffee, or



relaxing in the sun.

Additional highlights include a single-car garage, a newer furnace, and some updated windows. The location is second to none – within walking distance to multiple schools (Alex Munro, St. Hubert, and Diefenbaker High), as well as parks, shopping, and restaurants. Easy access to Deerfoot Trail ensures effortless commutes and connectivity to all parts of the city.

Whether you’re a growing family, a downsizer seeking comfort and quality, or an investor looking for a move-in-ready opportunity, this home truly has it all – space, style, and location. Don’t miss your chance to own this exceptional property in one of Calgary’s most established and family-friendly neighborhoods. Book your private showing today and experience why this Huntington Hills gem won’t be available long!

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269331    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,025       |
| Acres          | 0.09        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 466 Huntley Way Ne |
| Subdivision | Huntington Hills   |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2K 4Z8 |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Alley Access, On Street, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Electric                                                                                                         |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | None                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stucco, Vinyl Siding                                               |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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