

\$575,000 - 169 Huxland Close, Calgary

MLS® #A2269755

\$575,000

3 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.07 Acres

N/A, Calgary, Alberta

Welcome to Trico Homesâ€™™ Bravo Model in Huxley, East Calgary!

Discover the perfect blend of modern living and small-town charm in the vibrant community of Huxleyâ€™”where nature and convenience meet. Surrounded by lush greenspaces, a scenic wetland park, and just minutes from East Hills Shopping Centre, this location offers amenity-rich city living with a relaxed, family-friendly atmosphere.

The Bravo model highlights Trico Homesâ€™™ signature quality craftsmanship, elegant finishes, and thoughtful design that make everyday living effortless. The open-concept main floor boasts 9' ceilings, engineered hardwood flooring, quartz countertops, and high-efficiency stainless-steel appliances. A walk-in pantry complements the spacious kitchen, complete with soft-close cabinetry, a large central island, and abundant counter spaceâ€™”perfect for family gatherings and entertaining guests. Additional highlights include a side entrance for possible future basement development, with an option for a main-floor bedroom, full bath, and spice kitchen. Photos are representative.

Built in 2025

Essential Information

MLS® #

A2269755



Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	169 Huxland Close
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X0L4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	3
Zoning	TBD

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.