

# \$780,549 - 183 Huxland Path Ne, Calgary

MLS® #A2204548

**\$780,549**

4 Bedroom, 3.00 Bathroom, 2,279 sqft  
Residential on 0.07 Acres

N/A, Calgary, Alberta

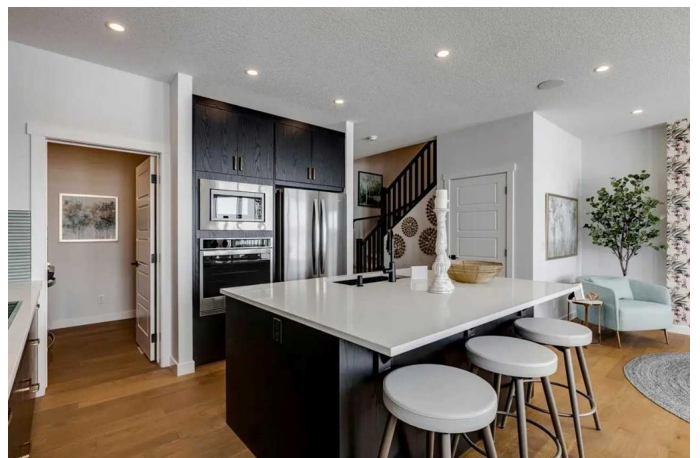
Located in East Calgary, Huxley offers the perfect blend of amenity-rich city living and the comfort of a small-town lifestyle. The community embraces the natural grassland character of the area, preserving greenspaces and integrating a wetland park, all while being minutes away from the East Hill Shopping Center. Photos are representative.

Trico Homes' "Concord" offers stunning features, quality craftsmanship, and a flexible floor plan that makes day-to-day living effortless with its functional design. The main floor features 9' ceilings, engineered hardwood flooring, quartz countertops, high-efficiency appliances, and a main floor bedroom with a full bath. You'll enjoy a spacious kitchen with an abundance of cabinet and counter space, soft-close doors and drawers, and a spice kitchen! The living room offers comfort and style, with an electric fireplace and large windows for plenty of natural light. Upstairs, you'll find a large bonus room plus three bedrooms, including a primary bedroom designed for two, with an expansive walk-in closet and a spa-inspired ensuite. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2204548
Price	\$780,549



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,279
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	183 Huxland Path Ne
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6Z7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
-------------------	------

Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	14
Zoning	R-G

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.