

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

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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 | 6                  |
| Zoning         | R-GM               |

### Listing Details

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

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