

\$571,800 - 8562 Huxbury Drive Ne, Calgary

MLS® #A2263901

\$571,800

4 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.05 Acres

N/A, Calgary, Alberta

Brand New Semi-Detached by Broadview Homes â€” Legal Suite-Ready Basement (Subject to City Approval)!

Welcome to the Annex model by Broadview Homes! This brand new, never lived in semi-detached home offers 1,696 sqft of stylish and functional living space, thoughtfully designed with modern features throughout. The main floor boasts high ceilings, luxury vinyl plank flooring, and an open-concept layout perfect for entertaining. The kitchen shines with granite countertops, a large island with barstool seating, stainless steel appliances including a gas range, hood fan, and built-in microwave, plus 42â€• upper cabinets with soffit and crown molding. At the front of the home, a bright main level bedroom enjoys ample natural light, ideal as a guest room, office, or multigenerational space. A full 4-piece bathroom with a tub/shower combo completes the main floor. Upstairs, youâ€™ll find plush carpet in all three bedrooms. The primary bedroom features a generous walk-in closet and a spa-like 5-piece ensuite with dual vanities, tile flooring, and a separate tub and shower. Bedrooms 2 & 3 upstairs are spacious and share another 4-piece bathroom. Enjoy the convenience of upper-level laundry, located near majority of your home's bedrooms. The basement is suite-ready (subject to city approval) and includes a separate side entrance, true 9â€™ ceilings with web joists, second furnace & HRV, and rough-ins for a kitchen sink and laundry



roomâ€”perfect for future development or income potential.

Enjoy summer evenings on the rear deck, complete with a BBQ gas line, and benefit from a rear parking pad with alley access for added convenience. Additional features include a gel-stained fiberglass front door, tile in bathrooms and laundry, and a 200 AMP electrical panel. Pack your bags and move in November 2025 to a home that blends comfort, style, and future potentialâ€”donâ€™t miss your chance!

Built in 2025

Essential Information

MLS® #	A2263901
Price	\$571,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8562 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	Double Vanity, 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
----------------	--------------

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.