



THE
A-TEAM

**RE/MAX
FIRST**

7420 HUNTERVIEW Drive #3, Calgary T2K5J2

MLS® #: **A2165396** Area: **Huntington Hills** Listing Date: **09/28/24** List Price: **\$449,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1974**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane, No Neighbours Behind, Landscaped, Views**
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **913**
 Low Sqft:
 Ttl Sqft: **913**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Ceiling**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Concrete, Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Lower	11`9" x 11`6"	Bedroom - Primary	Lower	10`5" x 11`6"
Bedroom	Lower	9`0" x 9`10"	Bedroom	Lower	7`0" x 11`6"
Kitchen	Lower	15`11" x 11`6"	Laundry	Lower	9`10" x 8`0"
4pc Bathroom	Lower	5`0" x 8`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$125

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: **0613902**

Remarks

Pub Rmks: **This meticulously renovated 3-bedroom townhouse is situated in the highly desirable community of Huntington Hills, making it an excellent option for first-time homebuyers, investors adding to their portfolio, or anyone in search of a move-in ready home. The property has been entirely renovated, showcasing significant upgrades throughout, including brand-new flooring, a modern kitchen with a new fridge, dishwasher, and all-new appliances, along with a new washer and dryer for added convenience. The bathroom has been fully updated with a stylish vanity, and the home features new windows and window coverings, enhancing both comfort and energy efficiency. This townhouse is part of a self-managed condo, allowing you to automatically join the condo board and participate in decision-making, ensuring complete transparency. Its hilltop location provides ample privacy with no neighbors behind and offers beautiful scenic views. With a bus stop right in front, the property is also conveniently located near schools, parks, restaurants, and shopping—catering to a variety of needs. With low condo fees, this property represents one of the best values in the area. The building's roof was replaced in 2017, adding further peace of mind. Reach out to your favorite realtor and act quickly—this fully upgraded home won't last long!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123