



THE
A-TEAM

**RE/MAX
FIRST**

6800 HUNTERVIEW Drive #118, Calgary T2K 6K5

MLS® #: **A2170071**

Area: **Huntington Hills**

Listing Date: **11/04/24**

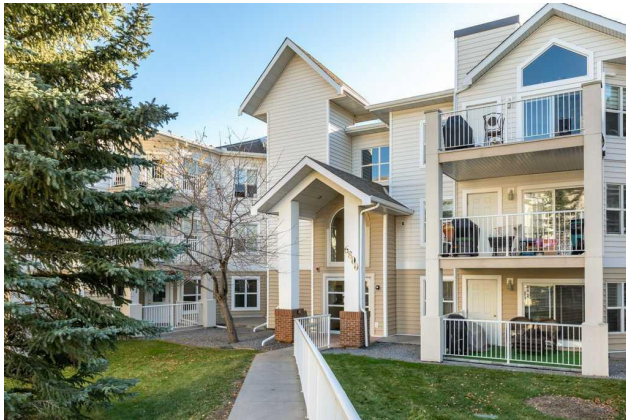
List Price: **\$374,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction:
Brick,Vinyl Siding
Flooring:
Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Closet Organizers,Laminate Counters,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`5" x 7`8"
Bedroom	Main	9`11" x 9`9"
Kitchen	Main	7`3" x 11`6"
Bedroom - Primary	Main	20`4" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`8" x 8`3"
Foyer	Main	10`4" x 7`1"
Living Room	Main	20`7" x 16`10"

Legal/Tax/Financial

Condo Fee:
\$481

Title:
Fee Simple

Zoning:
M-C1

Legal Desc:	0010182	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this stunning 2-bedroom, 2-bathroom condo, one of the largest units available in the building. This rare find features a bright, open-concept layout with huge windows that bring in abundant natural light and provide scenic views of the surrounding green space. Step inside to a spacious entrance foyer that opens up to a large living area, ideal for relaxing and entertaining. The functional kitchen boasts ample cupboard and counter space, brand new appliances , and a sizeable island with a breakfast bar. Adjacent to the kitchen is a dedicated dining area, perfect for meals with family and friends. The primary bedroom is spacious and private, complete with a walk-in closet and a 3-piece ensuite bathroom. The second bedroom is well-sized and is accompanied by a 4-piece main bathroom. The cozy corner gas fireplace in the living room adds warmth and ambiance to the crisp winter evening. Enjoy the large, covered balcony with a gas hookup and an outdoor storage locker—a wonderful, private space to unwind, surrounded by green space. The condo includes a secure, titled underground parking stall and access to a convenient car wash bay. The building itself is well-maintained with wide hallways, guest seating areas, and ample visitor parking right out front. Located in the heart of Huntington Hills, The Pavillions is just steps from Nosehill Park and a short walk to schools, transit, shopping plazas, medical centers, daycare, a gas station, walking trails, and more. Don't miss this chance—call today to book your private viewing!</p>		
Inclusions:	N/A		
Property Listed By:	Century 21 Bamber Realty LTD.		

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



