

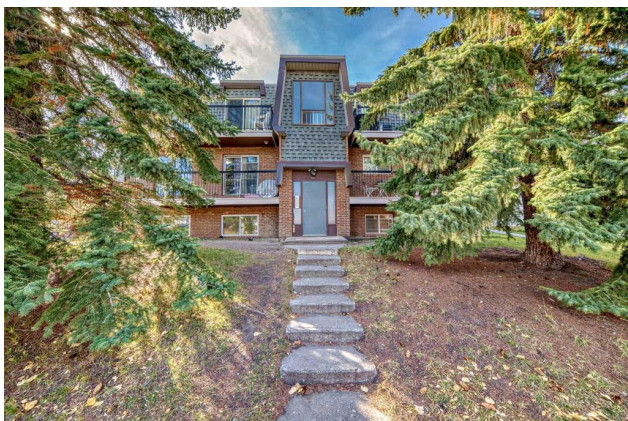


THE
A-TEAM

**RE/MAX
FIRST**

427 HUNTSVILLE Crescent #101, Calgary T2R1E3

MLS® #: **A2172169** Area: **Huntington Hills** Listing Date: **10/09/24** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1971**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **988**
 Low Sqft:
 Ttl Sqft: **988**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Hot Water**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Brick**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Ceiling Fan(s),Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`11" x 9`5"	Bedroom	Main	8`6" x 8`6"
Bedroom	Main	10`2" x 9`5"	Foyer	Main	5`4" x 3`3"
Dining Room	Main	8`10" x 5`8"	Storage	Main	7`9" x 3`3"
Living Room	Main	22`5" x 11`9"	Kitchen	Main	10`2" x 7`5"
4pc Bathroom	Main	10`2" x 5`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$466

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

7710394

Remarks

Pub Rmks: **Exciting opportunity for first-time buyers or savvy investors! This charming 3-bedroom condo in the sought-after Huntington Hills community is bathed in natural light from its large windows in very spacious rooms. You'll also have one assigned outdoor parking spot and a second entrance that is connected to parking lot. Lastly, the property is 5 minute walking distance from Sir John A. Macdonald School (Calgary Board of Education Public School) and the unit will be fully renovated by the end of November.**

Inclusions: **None**
Property Listed By: **Royal LePage METRO**

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





