

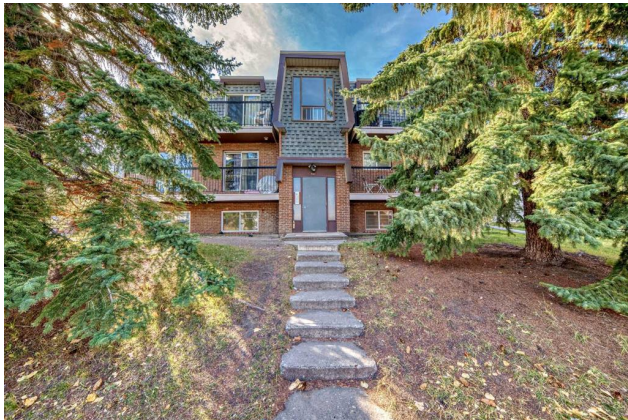


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**427 HUNTSVILLE Crescent #101, Calgary T2R1E3**

MLS® #: **A2172169**      Area: **Huntington Hills**      Listing Date: **10/09/24**      List Price: **\$319,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$20k, 30-Nov**      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

**116**  
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>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`4" x 3`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 5`8"</b>	<b>Storage</b>	<b>Main</b>	<b>7`9" x 3`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`5" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 7`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`2" x 5`0"</b>			

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. Low condo fee and currently rented for \$2,150/month.**

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

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









