

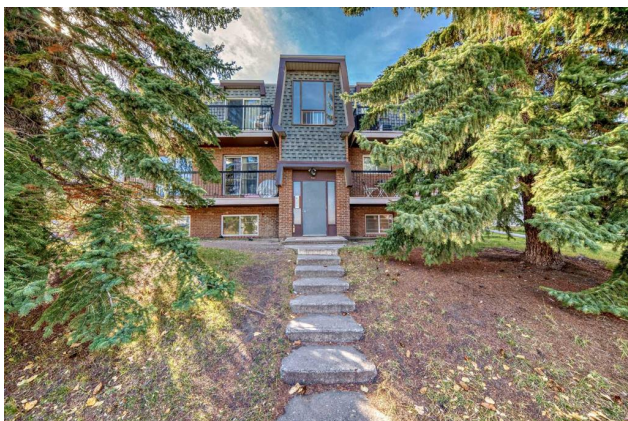


THE A-TEAM

RE/MAX FIRST

427 HUNTSVILLE Crescent #101, Calgary T2R1E3

MLS#: A2172169 Area: Huntington Hills Listing: 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
Finished Floor Area: 988
Abv Sqft: 988
Low Sqft:
Ttl Sqft: 988

Access:
Lot Feat:
Park Feat: Assigned,Stall

DOM: 85
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom - Primary, Dining Room, Living Room, and 4pc Bathroom with their respective levels and dimensions.

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





