



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**455 HUNTSVILLE Crescent #1, Calgary T2K 4W3**

MLS® #: **A2177589**      Area: **Huntington Hills**      Listing Date: **11/08/24**      List Price: **\$310,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1971**  
Lot Information  
 Lot Sz Ar: **24,347 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **570**  
 Low Sqft:  
 Ttl Sqft: **570**

DOM

**12**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped, Treed**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stucco, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer, Window Coverings**  
 Int Feat: **Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`10" x 7`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`6" x 11`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 11`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`3" x 7`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$290**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **8711672**

Remarks

Pub Rmks: **Location is everything, and this charming and beautifully updated townhouse delivers it all. Nestled in the desirable Huntington Hills neighborhood, this home offers quick and seamless access to key thoroughfares, including Deerfoot Trail, making commutes across Calgary effortless. Enjoy the convenience of having major shopping centers like Deerfoot city nearby. Just outside your door and a short walk away, you'll find the Real Canadian Superstore for all your grocery needs, and convenient located right beside Macdonalds as well. Families will appreciate the nearby schools, including Huntington Hills School, Sir John A. Macdonald School, St. Helena School, and John G. Diefenbaker High School, providing excellent educational options for children of all ages and practically right outside your front door so there is no need for communiting. For leisure and recreation, Huntington Hills Park, Laycock Park, and Egert's Park offer green spaces to unwind, while nearby amenities like libraries, pools, and community centers enhance your lifestyle. This end-unit townhouse boasts spacious living areas with vaulted ceilings, a sunny balcony, and a fenced backyard deck perfect for entertaining or relaxing. Recent upgrades throughout ensure move-in-ready comfort. With affordable condo fees that cover landscaping, snow removal, exterior maintenance, and more, you can enjoy a low-maintenance lifestyle without compromise. Don't miss this exceptional opportunity. Call your favorite realtor today for a personal tour or explore the virtual and video tours available online!**

Inclusions: **FREEZER ON THE BALCONY, FRONT DOOR COAT HANGER**  
Property Listed By: **CIR Realty**

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











