



THE
A-TEAM

**RE/MAX
FIRST**

219 HUNTINGTON PARK Bay #202, Calgary t2k5h5

MLS® #: **A2181357** Area: **Huntington Hills** Listing Date: **11/28/24** List Price: **\$225,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

55
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame, Wood Siding**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	11`0" x 12`0"
Bedroom	Main	11`0" x 8`9"	Living Room	Main	17`3" x 11`3"
Dining Room	Main	7`8" x 8`8"	Kitchen	Main	8`3" x 6`3"
Laundry	Main	6`11" x 3`6"	Bedroom	Main	11`6" x 9`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$728

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: **7710337**

Remarks

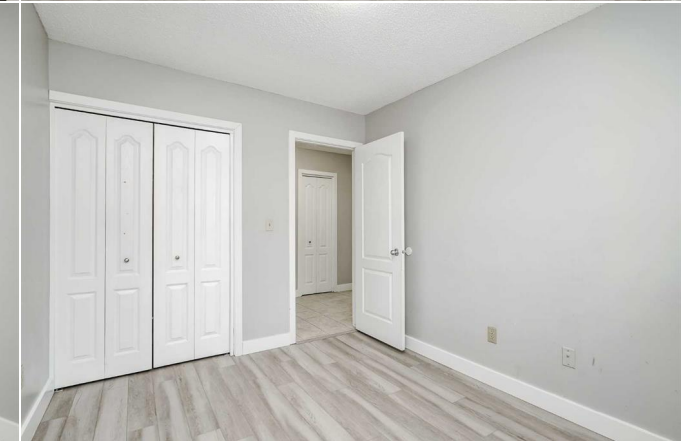
Pub Rmks: **Discover a fantastic opportunity to own a stylish upper-level, end-unit townhome in the well-established Huntington Hills community. Nestled on a peaceful cul-de-sac, this spacious home offers modern upgrades and timeless charm. Inside, you'll find three generously sized bedrooms, an updated 4-piece bathroom, and the convenience of in-suite laundry. The upgraded kitchen boasts sleek granite countertops, while the blend of laminate and tile flooring adds both durability and elegance. The open dining area flows into a large, inviting living room featuring a cozy wood-burning fireplace—perfect for relaxing evenings. Storage is no issue here, with ample closets throughout the unit, and you'll enjoy the added benefit of an assigned parking stall. The location is hard to beat—situated on a serene street yet close to schools, bike paths, shopping, recreation centers, public transit, 14th Street, and Country Hills Boulevard. This home truly offers the best of convenience and comfort!**

Inclusions: **na**
Property Listed By: **eXp Realty**

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









Property boundary lines are approximate