



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

23
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
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`0" x 8`9"
Dining Room	Main	7`8" x 8`8"
Laundry	Main	6`11" x 3`6"

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$728

Fee Simple

M-C1

Fee Freq:

Monthly

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