



THE
A-TEAM

**RE/MAX
FIRST**

23 HUNTWELL Way, Calgary T2K 5T1

MLS® #: **A2187903** Area: **Huntington Hills** Listing Date: **01/16/25** List Price: **\$385,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **931**
 Low Sqft:
 Ttl Sqft: **931**

DOM
6
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Gentle Sloping, Landscaped**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Vinyl Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, Fire Pit** Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Open Floorplan, Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	23`3" x 26`0"	Bedroom	Main	33`8" x 37`6"
Kitchen	Main	43`9" x 42`1"	Laundry	Main	18`7" x 26`0"
Living Room	Main	43`9" x 58`10"	Bedroom - Primary	Main	43`9" x 47`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-MH**

Legal Desc:

7810545

Remarks

Pub Rmks:

Welcome to this fully renovated and modernized bungalow, an ideal choice for first-time buyers, couples looking to downsize, or savvy investors. This lot is perfectly located on a strip where there is no air restrictions! This charming home offers 2 spacious bedrooms, a 4-piece bath, and a bright, open-concept layout designed for modern, comfortable living. The fully renovated L-shaped kitchen shines with walnut veneer countertops, updated cabinets, a new sink, and a stylish tile backsplash. Stainless steel appliances (fridge, stove, and microwave from 2021; washer, dryer, and deep freezer from 2023) add both functionality and style. The kitchen flows seamlessly into a cozy breakfast nook and the living room, which opens to a lovely Juliette balcony - perfect for enjoying your morning coffee. Practical features include a deep storage room with a 2023 deep freezer and an expansive private yard with a storage shed for all your outdoor needs. Recent upgrades ensure peace of mind for years to come: New siding (2023). Waterproofed and re-flashed roof with a durable 25+ year membrane. All-new flooring throughout (carpet and laminate). With no basement to maintain and every detail thoughtfully updated, this home is truly move-in ready. NO LOT OR CONDO FEES! Don't miss the chance to make it yours - book your showing today!

Inclusions:

Storage Shed

Property Listed By:

Real Broker

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







