

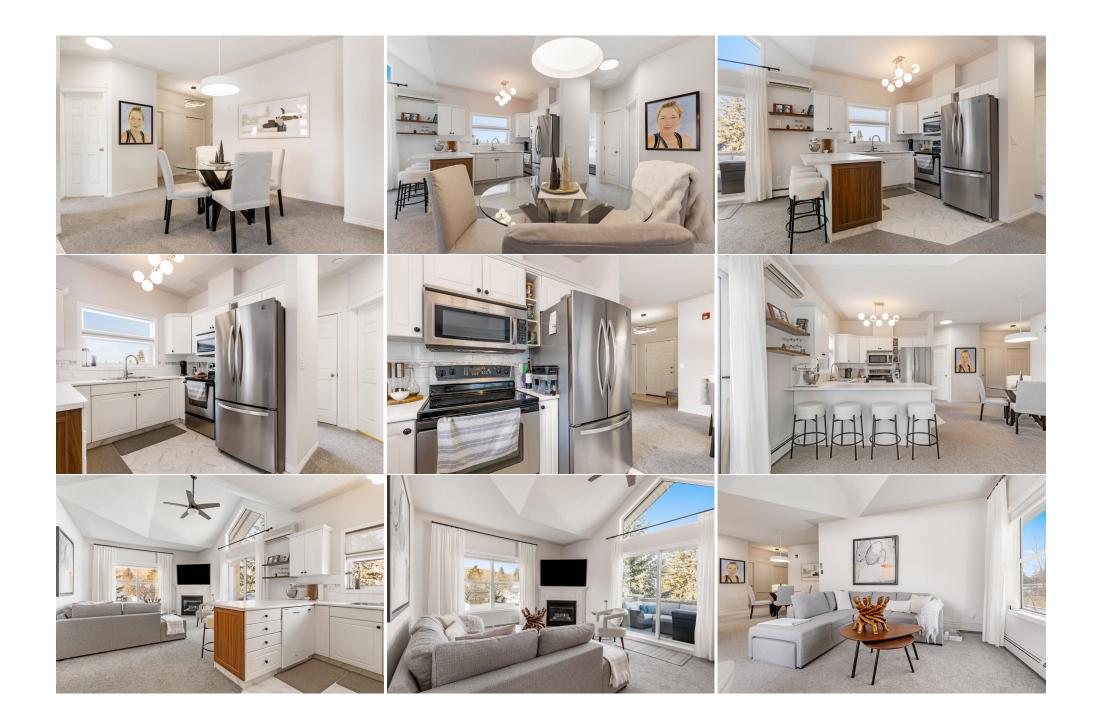
## 6900 HUNTERVIEW Drive #305, Calgary T2K 6K6

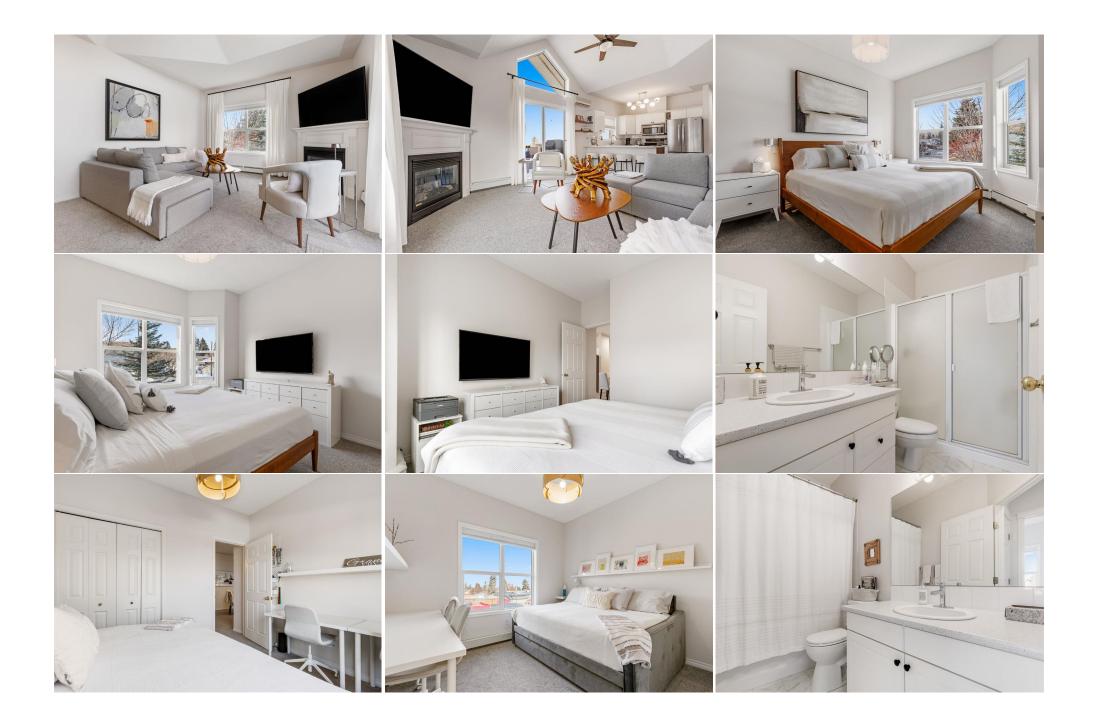
MLS®#: A2189690 Status: Active	Area: Huntington Hills County: Calgary	Listing <b>01/30/2</b> Date: Change: <b>None</b>	5 List Price: \$397,000 Association: Fort McMurray	
		General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Apartment Calgary <u>Finished Floor Area</u> 1999 Abv Sqft: 935 Low Sqft: Ttl Sqft: 935 Heated Garage,Stall,Titled	DOM 2 Layout Beds: 2 (2) Baths: 2.0 (2 0) Style: Apartment Parking Ttl Park: 1 Garage Sz:

Utilities and Features								
Roof: Heating: Sewer:	Baseboard,Hot Water,Natural Ga	Construction: Vinyl Siding Flooring:	Vinyl Siding					
Ext Feat:	Courtyard		Carpet,Linoleum Water Source: Fnd/Bsmt:	Carpet, Linoleum Water Source:				
Kitchen Appl: Int Feat: Utilities:	Dishwasher,Electric Stove,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings Elevator,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Storage,Vaulted Ceiling(s)							
Room Information								
Room Room	<u>Level</u> Ath Main	<u>Dimensions</u> <b>4`10" x 8`10</b> "	Room	<u>Level</u> Main	<u>Dimensions</u> <b>4`11" x 9`0</b> "			
3pc Ensuite ba Bedroom	Main Main Main	9`4" x 10`8"	4pc Bathroom Foyer Dining Boom	Main	4 11 x 9 0 9`3" x 6`2" 10`3" x 15`3"			
Kitchen Living Room Storage	Main Main Main	8`11" x 11`5" 13`5" x 13`8" 3`9" x 5`9"	Dining Room Bedroom - Primary	Main Main	10 3 x 15 5 10`11" x 16`4"			
Legal/Tax/Financial								
Condo Fee:		Title:		Zoning:				

\$535		Fee Simple Fee Freq:	M-C1
Legal Desc:	0011871	<b>Monthly</b> Remarks	
Pub Rmks: Inclusions: Property Listed By:	bedroom, 2-bathroom condo i finishes. This move-in-ready h and sophisticated backdrop th creating the ideal space for er a generous size that accommo accommodate guests, a spare enjoy the breathtaking sunris an extension of living space d workshop or extra storage. Th draperies (2024), blinds (2023 is beautifully maintained, offe gorgeous outdoor courtyard in bus stop directly across the sto	s a gem you won't want to miss. Featuring s nome is designed to impress. The kitchen fea nat effortlessly complements any style. Bran intertaining. You will enjoy the cozy gas firep odates a king sized bed and hosts a large wa room or home office/craft room. There is a f e views over the valley to the east and a gla uring the warm months and is equipped with his home has been lovingly updated to accom B), and more. Inside, you'll appreciate the sp ering exceptional amenities such as a second in the summer. This home also includes a hea treet that provides quick and easy access to s. With its blend of comfort, modern upgrade	bulous building in a peaceful residential area being surrounded by trees. This top-floor, 2- baring vaulted ceilings, beautiful large windows with an open-concept layout and modern cures pristine white cabinetry that offers a timeless and elegant touch, creating a bright I new countertops complement the space and offer additional seating at the island/bar ace on cool winter days and the a/c to keep you cool all summer long. The primary suite is k in closet and 3 pce ensuite. The second bedroom offers a functional space to live, all 4 pce bath for versatility and convenience. Imagine settling in with a cup of coffee to s of wine for the sunset views over Nose Hill Park to the west. The oversized deck offers a natural gas hookup for your grill, as well as a spacious storage room perfect for a small modate any style, boasting modern upgrades including lighting (2022), taps (2025), acious laundry/storage room that is roughed-in for central vacuum. The well run building floor pool table area, a social room, a locked bike storage room, a car wash bay, and a ted/titled underground parking stall with a storage cage for added convenience. There is a downtown and drops you off right outside your front door. The building also offers ample s, and prime location, this is a rare opportunity to own a stunning home in a fantastic











White H

