



THE
A-TEAM

**RE/MAX
FIRST**

6900 HUNTERVIEW Drive #305, Calgary T2K 6K6

MLS® #: **A2189690** Area: **Huntington Hills** Listing Date: **01/30/25** List Price: **\$397,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Stall,Titled

Finished Floor Area

Abv Sqft: **935**
 Low Sqft:
 Ttl Sqft: **935**

DOM

2

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Elevator,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`10" x 8`10"	4pc Bathroom	Main	4`11" x 9`0"
Bedroom	Main	9`4" x 10`8"	Foyer	Main	9`3" x 6`2"
Kitchen	Main	8`11" x 11`5"	Dining Room	Main	10`3" x 15`3"
Living Room	Main	13`5" x 13`8"	Bedroom - Primary	Main	10`11" x 16`4"
Storage	Main	3`9" x 5`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$535

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0011871

Remarks

Pub Rmks: **Welcome Home. Rarely do you find such an exquisite home nestled in a fabulous residential area being surrounded by trees. This top-floor, 2-bedroom, 2-bathroom condo is a gem you won't want to miss. Featuring soaring vaulted ceilings, beautiful large windows with an open-concept layout and modern finishes. This move-in-ready home is designed to impress. The kitchen features pristine white cabinetry that offers a timeless and elegant touch, creating a bright and sophisticated backdrop that effortlessly complements any style. Brand new countertops complement the space and offer additional seating at the island/bar creating the ideal space for entertaining. You will enjoy the cozy gas fireplace on cool winter days and the a/c to keep you cool all summer long. The primary suite is a generous size that accommodates a king sized bed and hosts a large walk in closet and 3 pce ensuite. The second bedroom offers a functional space to live, accommodate guests, a spare room or home office/craft room. There is a full 4 pce bath for versatility and convenience. Imagine settling in with a cup of coffee to enjoy the breathtaking sunrise views over the valley to the east and a glass of wine for the sunset views over Nose Hill Park to the west. The oversized deck offers an extension of living space during the warm months and is equipped with a natural gas hookup for your grill, as well as a spacious storage room perfect for a small workshop or extra storage. This home has been lovingly updated to accommodate any style, boasting modern upgrades including lighting (2022), taps (2025), draperies (2024), blinds (2023), and more. Inside, you'll appreciate the spacious laundry/storage room that is roughed-in for central vacuum. The well run building is beautifully maintained, offering exceptional amenities such as a second-floor pool table area, a social room, a locked bike storage room, a car wash bay, and a gorgeous outdoor courtyard in the summer. This home also includes a heated/titled underground parking stall with a storage cage for added convenience. There is a bus stop directly across the street that provides quick and easy access to downtown and drops you off right outside your front door. The building also offers ample visitor parking for your guests. With its blend of comfort, modern upgrades, and prime location, this is a rare opportunity to own a stunning home in a fantastic building.**

Inclusions: **Art organization board (Accessories negotiable)**
Property Listed By: **CIR Realty**

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











