



THE
A-TEAM

**RE/MAX
FIRST**

6551 HUNTSBAY Road, Calgary T2K5R3

MLS® #: **A2196539**

Area: **Huntington Hills**

Listing Date: **02/23/25**

List Price: **\$308,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar: **1,872 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **985**
Low Sqft:
Ttl Sqft: **985**

DOM

0
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

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

Room Information

Room	Level	Dimensions
Dining Room	Main	5`3" x 12`9"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom	Second	12`9" x 7`6"
Bedroom - Primary	Second	16`2" x 9`11"

Room	Level	Dimensions
Kitchen	Main	8`1" x 11`8"
Living Room	Main	16`2" x 9`9"
Bedroom	Second	10`8" x 8`3"
4pc Bathroom	Second	4`11" x 6`3"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **7510612**

Zoning: **M-CG**

Remarks

Pub Rmks: **"No Condo Fees" - Great Starter Home or Investment! Perfect for first-time buyers or investors, this townhouse offers a kitchen with an eating area and access to a south-facing backyard. The main floor also features a half bath, dining room, and spacious living room. Upstairs has three bedrooms and a 4-piece bathroom. The basement is partially finished, awaiting your personal touch. Conveniently located near shopping and schools. Don't miss out on this opportunity!**

Inclusions: **none**

Property Listed By: **E-Trinity Realty and Management Ltd**

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





