

**101, 427 Huntsville Crescent NW  
Calgary, Alberta****MLS # A2215220****\$309,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 988 sq.ft.                         | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt           | <b>Condo Fee:</b> | \$ 466 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Asphalt, Brick    | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters |                   |        |

**Inclusions:** N / A

Location Location ! spacious 3-bedroom condo on the main level in the desirable and well established community of Huntington Hills. A great opportunity for a first-time home buyer or someone looking to downsize. This fantastic layout includes a formal entrance, large living room, dining room & galley kitchen with stainless steel appliances and lots of cupboard space. Down the hall you will find a renovated bathroom & 3 bedrooms with large closets. This unit comes with an outdoor parking stall, and has many services and utilities covered by the condo fee. Amazing location across from Superstore, 7/11, McDonald's and close to all the amenities. schools, areana, restaurants and shops of Centre Street NW. Call your favorite realtor !