



**GRASSROOTS**  
REALTY GROUP

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**3, 7420 Hunterview Drive NW  
Calgary, Alberta**

**MLS # A2217255**



**\$299,999**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, No Neighbours Behind, Views		

<b>Heating:</b>	Ceiling	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 155
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	None
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The Most Affordable Three-Bedroom Home in the Entire City &ndash; Listed Under \$299,990! Welcome to this meticulously renovated 3-bedroom townhouse located in the highly sought-after community of Huntington Hills. Whether you're a first-time homebuyer, an investor looking to grow your portfolio, or simply searching for a move-in ready home, this property offers incredible value and comfort. Recently renovated from top to bottom, this home features brand-new flooring, a modern kitchen complete with a new fridge, dishwasher, and all-new appliances, plus a new washer and dryer for added convenience. The bathroom has also been fully updated with a contemporary vanity, and the home includes new windows and window coverings, improving both aesthetics and energy efficiency. Located in a self-managed condo complex, you'll have the unique opportunity to join the condo board and take part in transparent, community-driven decision-making. The hilltop location offers scenic views and no rear neighbors, ensuring both privacy and tranquility. Commuting is a breeze with a bus stop right outside, and you're just minutes from schools, parks, restaurants, and shopping. With low condo fees and a new roof installed in 2017, this property is truly one of the best deals on the market. Don't miss your chance to own the most affordable three-bedroom home in Calgary&mdash;reach out to your favorite realtor today before it&rsquo;s gone!