

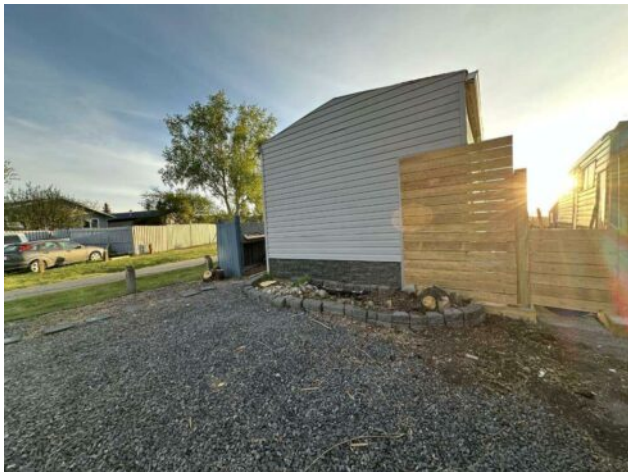


**GRASSROOTS**  
REALTY GROUP

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101 Huntstrom Drive NE  
Calgary, Alberta

MLS # A2221728



**\$380,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** n/a

For more information, please click the "More Information" button. Location, location, location! This gem sits on owned land boasting a great corner lot backing on to a park. There is a playground right across the street and close to all amenities. This home has had many upgrades including a new roof may of 2025 new siding with a unique wood corner accent, new fence, laminate flooring, new electrical, plumbing fixtures, jacuzzi sized bathtub with a luxury shower panel, new energy efficient windows with an amazing view of the green spaced park from the living room Bay window. The grass has been replaced in the front yard with lava rocks for low yard maintenance, the backyard features a gas fire pit with Astro turf. Central air conditioning unit keeps you cool all summer long. You won't want to miss out on this one.