



GRASSROOTS
REALTY GROUP

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6, 103 Huntington Park Green NW
Calgary, Alberta

MLS # A2253961



\$289,000

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	529 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	City Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 346
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Freshly painted, professionally cleaned and ready for immediate move in! This bi-level 2 bedroom, 1 and 1/2 bath condo, with low condo fees, is perfect for a first time buyer or as an investment property. The bright, open concept main floor features a spacious living room leading to the south facing balcony; great for a plant lover or for enjoying the sunshine! Chat with the cook while sitting at the breakfast bar, and enjoy dinner with friends in the separate dining area. (This could also double as a home office space.) The kitchen offers stainless steel appliances and ample cupboard and counter area. A two piece bathroom and large closet complete this floor. The lower level features 2 spacious bedrooms with abundant natural light streaming through the large windows. A laundry area, roomy storage space, as well as a full four piece bath, are also located on this floor. Convenient stall parking with plug in is located directly outside the door to the unit. To view this property, call your favourite realtor today.