



**GRASSROOTS**  
REALTY GROUP

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2, 459 Huntsville Crescent NW  
Calgary, Alberta

MLS # A2254002



**\$280,000**

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	504 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 292
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: NA

Discover the perfect opportunity in this great inner-city location—ideal for first-time buyers or savvy investors! This spacious 3-bedroom, 1.5-bathroom townhouse offers plenty of potential to make it your own. Featuring a functional layout with generous living spaces, this home is ready for your personal touch. With its unbeatable location close to schools, parks, shopping, and transit, it's the perfect blend of affordability and convenience. Whether you're looking for a starter home or an investment property, this one checks all the boxes. Don't miss your chance—opportunities like this don't last long!