



GRASSROOTS
REALTY GROUP

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**111, 6900 Hunterview Drive NW
Calgary, Alberta**

MLS # A2284174



\$339,900

Division:	Huntington Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 485
LLD:	-
Zoning:	M-C1 d90
Utilities:	-

Inclusions: N/A

OPEN HOUSE SATURDAY, FEB 07 FROM 3-5PM****Location, location, location! This spectacular main floor unit is exceptionally well maintained and backs directly onto park, giving added privacy. The spacious layout shows beautifully, featuring an open-concept design connecting the living room, dining area, and kitchen. The bright kitchen offers white cabinetry, newer white appliances in excellent condition, and a rounded eating bar. There is also plenty of space for a full-sized dining table. The seller has recently installed new vinyl plank flooring throughout, adding a fresh and modern touch. A cozy gas fireplace highlights the living room. The large laundry room provides ample storage and includes a stackable washer and dryer. A full four-piece bathroom, and a spare bedroom is great for your overnight guests. The spare room would make a great home office, with all its natural light. Sliding patio doors from the living room leads to an east-facing patio, complete with a gas outlet for BBQ-ing. The patio also features a private storage room with shelving for added convenience. The master bedroom is impressively sized and includes a walk-in closet and its own three piece ensuite. Completing this fantastic package is titled heated underground parking, along with an additional storage unit conveniently located in front of the parking stall. The complex is very well maintained and offers a community pool table on the second floor as well as car wash in the underground parking. Ideally located close to all amenities, including Superstore, shopping, and public transportation within walking distance, as well as easy access to Nose Hill Park, the Winter Club, and more. Don't miss this opportunity to own this wonderful main floor unit.