



**GRASSROOTS**  
REALTY GROUP

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**101 Huntstrom Drive NE**  
**Calgary, Alberta**

**MLS # A2284578**



**\$299,999**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Great Investment Opportunity! Situated on owned land, this corner lot backs directly onto green space, with a park and playground conveniently located just across the street. Enjoy easy access to transit, shopping, and all amenities. The property features a 2025 asphalt shingle roof, newer siding and fencing, an updated electrical panel and plumbing, as well as energy-efficient windows. While the home requires some TLC, it offers excellent potential and strong fundamentals. Inside, you'll find 2 bedrooms and 1 bathroom, along with an updated kitchen featuring newer appliances that opens to the living room—complete with views of the park. A fantastic opportunity!