



116 Huntwick Way NE
Calgary, Alberta

MLS # A2291662



\$475,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	962 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this fantastic investment opportunity in the established community of Huntington Hills, featuring long-term tenants both upstairs and downstairs. The main level offers two bedrooms, a full bathroom, and newer vinyl plank flooring, along with a bright, functional layout that includes a spacious living and dining area. The kitchen is equipped with newer stainless steel appliances, making it ideal for comfortable everyday living. The lower level features two bedrooms with large windows, a full bathroom, a spacious living room with a computer/work area, a comfortable kitchen setup, and a large utility and storage room with a newer hot water tank. Situated on a corner lot, this property provides plenty of parking and is conveniently located just down the street from a playground. Enjoy a short walk to public transit, a quick commute to grocery stores, multiple nearby schools, and easy access to major roadways. A great opportunity for investors looking for a solid property in a well-established neighbourhood. Book your showing today with your favorite agent! ***SEE VIRTUAL TOUR***