



**64 Huntwell Way NE
Calgary, Alberta**

MLS # A2304088



\$249,999

Division:	Huntington Hills		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	933 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Metal

Basement: None

Exterior: See Remarks

Foundation: Piling(s)

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MH

Utilities: -

Inclusions: N/A

Located in the desirable community of Huntington Hills, this 4,197 sq. ft. lot (approximately 42 ft x 100 ft) presents an excellent opportunity for redevelopment or future investment. The existing manufactured home is being sold "as is, where is" with no warranties or representations and is considered to have no contributory value. This property is well suited for buyers looking to build or hold in a mature, well-established neighbourhood close to amenities, schools, transit, and major routes.