



**101, 427 Huntsville Crescent NW  
Calgary, Alberta**

**MLS # A2172169**



**\$319,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** None

Exciting opportunity for first-time buyers or savvy investors! This charming 3-bedroom condo in the sought-after Huntington Hills community is bathed in natural light from its large windows in very spacious rooms. You'll also have one assigned outdoor parking spot and a second entrance that is connected to parking lot. Lastly, the property is 5 minute walking distance from Sir John A. Macdonald School (Calgary Board of Education Public School) and the unit will be fully renovated by the end of November. Low condo fee and currently rented for \$2,150/month.