

**105, 219 Huntington Park Bay NW
Calgary, Alberta**

MLS # A2177145



\$189,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,024 sq.ft.	Age:	1976 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Cul-De-Sac, Street Lighting		

Heating:	Fireplace(s), Geothermal	Water:	-
Floors:	Ceramic Tile, Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 667
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Other, Unknown, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Attention first-time homebuyers and savvy investors! This beautifully updated unit in Huntington Hills offers incredible value. Nestled in a quiet cul-de-sac, it's just a short stroll to schools, playgrounds, shopping, and Nose Hill Spring Park! Step inside to a welcoming lower-level foyer, the perfect spot to kick off your shoes after a long day. A staircase leads to the main level, where you'll find a spacious kitchen with classic white shaker cabinets, stainless steel appliances, and abundant cupboard space. There's even a cozy corner nook, ideal for your morning coffee ritual. The open-concept flex area offers ample room for both living and dining, seamlessly connecting to the kitchen for easy entertaining. At the rear of the home, you'll discover two well-sized bedrooms, a 3-piece bathroom, and a convenient laundry/storage room with a fantastic washer and dryer combo. Every inch of this main-level townhome is thoughtfully utilized for optimal living. Guests have plenty of parking out front, while you can enjoy the convenience of your own private parking stall at the back of the complex. With affordable condo fees and a prime location just minutes from Superstore and Centre Street, this is an opportunity you won't want to miss! Schedule your showing today and become part of one of Calgary's most beloved communities.