

**1, 455 Huntsville Crescent NW**  
**Calgary, Alberta**

**MLS # A2177589**



**\$310,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.56 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 290

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** FREEZER ON THE BALCONY, FRONT DOOR COAT HANGER

Location is everything, and this charming and beautifully updated townhouse delivers it all. Nestled in the desirable Huntington Hills neighborhood, this home offers quick and seamless access to key thoroughfares, including Deerfoot Trail, making commutes across Calgary effortless. Enjoy the convenience of having major shopping centers like Deerfoot city nearby. Just outside your door and a short walk away, you'll find the Real Canadian Superstore for all your grocery needs, and convenient located right beside Macdonalds as well. Families will appreciate the nearby schools, including Huntington Hills School, Sir John A. Macdonald School, St. Helena School, and John G. Diefenbaker High School, providing excellent educational options for children of all ages and practically right outside your front door so there is no need for commuting. For leisure and recreation, Huntington Hills Park, Laycock Park, and Eger's Park offer green spaces to unwind, while nearby amenities like libraries, pools, and community centers enhance your lifestyle. This end-unit townhouse boasts spacious living areas with vaulted ceilings, a sunny balcony, and a fenced backyard deck perfect for entertaining or relaxing. Recent upgrades throughout ensure move-in-ready comfort. With affordable condo fees that cover landscaping, snow removal, exterior maintenance, and more, you can enjoy a low-maintenance lifestyle without compromise. Don't miss this exceptional opportunity. Call your favorite realtor today for a personal tour or explore the virtual and video tours available online!