

47 Huntstrom Drive NE
Calgary, Alberta

MLS # A2273849



\$400,000

Division:	Huntington Hills		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Works		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-MH
Foundation:	Piling(s), See Remarks	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, See Remarks		

Inclusions: NONE

HOME SWEET HOME! Welcome to YOUR EXCITING, RARE AND AFFORDABLE OPPORTUNITY for first time home buyers and investors alike in Huntington Hills! This MOVE-IN READY MOBILE HOME with a DOUBLE ATTACHED GARAGE is situated on a LARGE TITLED LOT so you OWN IT and don't have to pay a park lease fee! This charming home offers a ton of character with 3 bedrooms, 1.5 bathrooms and over 963 SQFT of heated open concept living space PLUS 515 SQFT of unheated storage space. Recent 2026 updates include Siding, gutters (2026- \$9000), Furnace (2026-\$5000), Hot water tank (2024-\$2000), Plumbing (2026-\$2000). Heading inside you will find linoleum and vinyl plank flooring throughout. The modern layout includes a formal dining area, modern kitchen with a peninsula island (with an eating bar, lots of cabinet space and full appliances), bright living room, 2 piece vanity jack and jill bathroom, and a laundry room. Completing the home are 3 bedrooms including a large primary bedroom and a wonderful 4 piece ensuite bathroom. Outside, you will find the convenient double attached garage which is connected to the house with a closed-in walkway (515sqft) leading from the front to back yard. There is additional driveway parking for 3 more cars. The large backyard is fenced and landscaped making it perfect for gardening or outdoor family activities. Amazing location close to several parks including NOSE HILL PARK, a public outdoor skating rink, tot lot playground, reputable schools, shopping, restaurants, public transportation and major roadways. Don't miss out on this opportunity, book your private viewing today!