

93 Huntstrom Drive NE
Calgary, Alberta

MLS # A2297118



\$324,657

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|------------------|--|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Residential/Manufactured House | | |
| Style: | Bungalow | | |
| Size: | 1,004 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Attached Carport, Driveway, Off Street, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Low M | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Metal Siding , Stucco | Zoning: | R-MH |
| Foundation: | Piling(s), Pillar/Post/Pier | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: NONE

Home Sweet Home! Welcome to your little piece of paradise! Your new home is located on a quiet street with no one behind you and adjacent to a park out front. This lovingly well-maintained home is situated on a rare ridge with the living room situated at the back affording an east view over the greenspace and ridge so you can Enjoy watching the sunrise views!. Perfect for first-time buyers, downsizers, or investors. There is charming curb appeal, a convenient carport, and a large covered side deck. This open concept home offers a spacious Kitchen (with island, subway tile backsplash, sink that overlooks the side yard), Dining Room, Office/Flex area (2 large windows) and massive Living room (with sunny bay window, cozy wood-burning stove fireplace). Around the corner is a convenient laundry area with cabinets for additional storage and an updated 4pc bath (newer fixtures and vanity). There are 2 generous sized bedrooms. The jewel of this home is the lovely backyard with no neighbours behind making your yard very private. You'll also enjoy easy access to Stoney Trail and Deerfoot Trail making you close to the airport and downtown. You are also close to all amenities like shopping, schools, recreation centre and Nose Creek walking paths. There is also a large greenspace with a playground across the street! Your car will be well protected from the weather with the enclosed carport attached to the home. Recent Updates include a New furnace (2026), Updated plumbing & electrical (2025), new Hot water tank (2022), New roof (shingled in 2020), New exterior doors (2025), New LVP flooring (2025) and Fresh paint (2025). Unique features that you will love include the Carport, wood stove, umbrella clothesline, Sizable, fully fenced yard for maximum privacy, Shed, lots of perennials and fruit trees and the large covered deck. Investors this Home is

currently rented for \$1800/month and tenants are willing to stay on. Schedule your showing today!