

**116, 6800 Hunterview Drive NW  
Calgary, Alberta**

**MLS # A2316464**



**\$314,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d90
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** All Curtain Rods and Blinds, Bookcases in living room

Welcome to this bright and spacious 940 sq. ft. Main-Floor condo located in the desirable community of Huntington Hills. Nestled in a quiet treed area, this well-designed 2-bedroom, 2-bathroom home offers comfort, convenience, and exceptional functionality. The beautiful kitchen features white cabinetry, a Pantry and an abundance of counter space, making meal preparation a pleasure. Adjacent to the kitchen is a spacious separate dining area, perfect for family dinners or entertaining guests. The large living room is highlighted by attractive built-in bookcases and sliding patio doors that open onto a generous Private Patio complete with a Walk-in Storage unit and a convenient Gate access for Guests, Elderly and Children. Both bedrooms are strategically positioned to provide maximum privacy. The Primary bedroom features a walk-in closet and a private 3-piece ensuite with a "Walk-in Shower". Large windows throughout the unit fill the home with natural light, creating a warm and inviting atmosphere. Enjoy the convenience of a Main-Floor in-Suite Laundry Room with a NEW stackable Washer and Dryer set, plus additional Storage Space. Included with the unit is an UNDERGROUND HEATED Titled Parking stall (#85), ideally located just steps from the entrance for easy access. The building offers excellent amenities, including an On-site Car Wash, secure Bike storage, a Party Room, and a Pool table on the second floor for everyone to enjoy. Conveniently located close to 14 Street, Deerfoot Trail, Schools, Public transit, Shopping, and The Beautiful Natural Nose Hill Park . This condo provides an outstanding opportunity for comfortable living in a sought-after northwest Calgary community. Definitely a must to view! All utilities included except Electrical.