



GRASSROOTS
REALTY GROUP

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101, 6800 Hunterview Drive NW
Calgary, Alberta

MLS # A2305352



\$300,000

Division:	Huntington Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 498
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d90
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Gas BBQ, Murphy Bed in 2nd Bedroom, Patio Furniture

Welcome to this beautifully maintained apartment condo in the desirable community of HUNTINGTON HILLS, perfectly situated close to schools, bus routes, shopping, and the stunning nature paths of NOSE HILL PARK. This impressive home features a very functional kitchen with a nice-sized dining area and BREAKFAST BAR COUNTERS, flowing into a living area anchored by a cozy NATURAL GAS CORNER FIREPLACE. Step through the patio doors to a SPACIOUS DECK complete with a separate WALK-IN STORAGE UNIT and a NATURAL GAS BBQ included by the sellers. The primary suite is exceptionally large with room for extra furniture, boasting a SPACIOUS WALK-IN CLOSET and an ensuite with a WALK-IN SHOWER. The second bedroom offers great versatility with a BUILT-IN MURPHY BED, ideal for guests or roommates. Convenience is key with an in-suite LAUNDRY/STORAGE ROOM featuring a stackable washer/dryer and an ABUNDANCE OF SHELIVING. Enjoy the ultimate upgrade of an UNDERGROUND TITLED PARKING STALL and building perks including an ON-SITE CAR WASH, two meeting/party rooms, and a prime location just STEPS AWAY FROM THE ENTRY AND ELEVATOR. Check out the floor plan and VIRTUAL TOUR for a full look at this functional layout—thank you for visiting and call your favorite Realtor today for a private showing!