



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

**MLS # A2305762**

**\$335,000**



<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Flag Lot, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Tar/Gravel

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Granite Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 307

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** TV mount and bracket

Move-in ready and beautifully updated, this charming bi-level condo has been thoughtfully upgraded throughout. The kitchen has been opened to the main living area, featuring modern cabinetry, granite countertops, and updated flooring—perfect for both everyday living and entertaining. The bright, open-concept dining and living space is filled with natural light from patio doors that lead out to a private deck. A stylishly renovated 2-piece bath with granite counters completes the main level. Downstairs, the fully finished lower level offers three spacious bedrooms, all with large windows. The primary bedroom is generously sized, while the second bedroom is ideal for guests or family. The third bedroom is currently used as storage but can easily be converted back. A full 4-piece bathroom and convenient laundry area are also located on this level. Additional upgrades include a newer furnace for added peace of mind. Ideally located close to schools and within walking distance to shopping, this home is a fantastic opportunity for first-time buyers, downsizers, or investors. Shows exceptionally well!