



GRASSROOTS
REALTY GROUP

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

MLS # A2316464



\$309,900

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1 d90
Foundation:	-	Utilities:	-
Features:	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

Just what you've been waiting forWelcome 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.

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