



GRASSROOTS
REALTY GROUP

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224 Huntwell Road NE
Calgary, Alberta

MLS # A2331933



\$340,000

Division:	Huntington Hills		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,248 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

OPEN HOUSE Saturday August 1st 1 pm - 3pm. Wow! Welcome to 224 Huntwell Rd, an incredible and rare opportunity to own the absolute one of the lowest-priced detached home in all of Calgary! Spanning an impressive 1,247 sq ft, this beautiful 3-bedroom property offers unbeatable value without sacrificing space or lifestyle. Situated on a beautifully landscaped, fully owned lot, this stunning home backs directly onto a peaceful green space, making it an absolute paradise for dog lovers and outdoor enthusiasts. Inside, you will find two full bathrooms and a cozy fireplace perfect for relaxing evenings. Sliding doors lead outside, framing a spectacular view lot that overlooks a lush green area and a scenic valley. Complete with a convenient double front parking pad, this home is nestled in the highly desirable, family-friendly community of Huntington Hills. You will love being just steps away from local bike paths and minutes from incredible amenities, including excellent schools, shopping, and the massive off-leash areas and trails at nearby Nose Creek Parkway. Whether you are a first-time homebuyer or looking for a phenomenal investment, a detached home at this price point is a rare find in today's market.