



GRASSROOTS
REALTY GROUP

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6527 Huntsbay Road NW
Calgary, Alberta

MLS # A2332141



\$420,000

Division:	Huntington Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions:	n/a
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Welcome to 6527 Huntsbay! This beautifully updated, free Hold (No Condo Fees) townhome offers exceptional value for first-time buyers, families, and investors alike. Ideally located at the end of the row, the property features a large south-facing backyard surrounded by mature trees, plus an oversized storage shed. The interior has been tastefully renovated with fresh paint throughout, updated countertops, dark laminate flooring, modern lighting, and contemporary finishes. The functional layout includes a fully finished basement complete with a spacious recreation room, an additional bedroom, and a 3-piece bathroom, providing excellent flexibility for growing families or guests. Move-in ready and offering strong long-term investment potential, this home combines comfort, style, and convenience in an excellent location. Also the oversized shed is powered with 120 and 240 Amps and it's insulated. Don't miss this fantastic opportunity—book your private showing today!