

\$389,900 - 216 Huntwell Court Ne, Calgary

MLS® #A2205500

\$389,900

2 Bedroom, 2.00 Bathroom, 1,152 sqft
Residential on 0.10 Acres

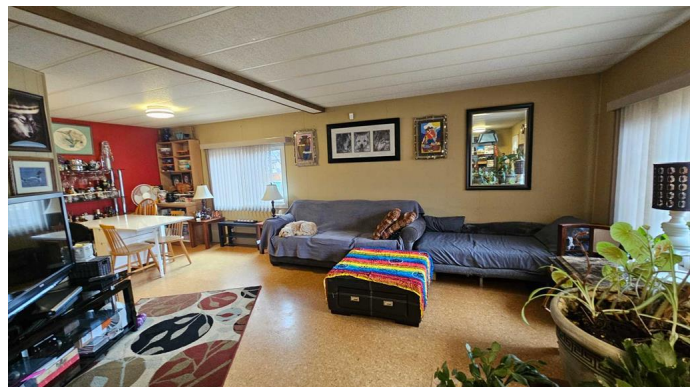
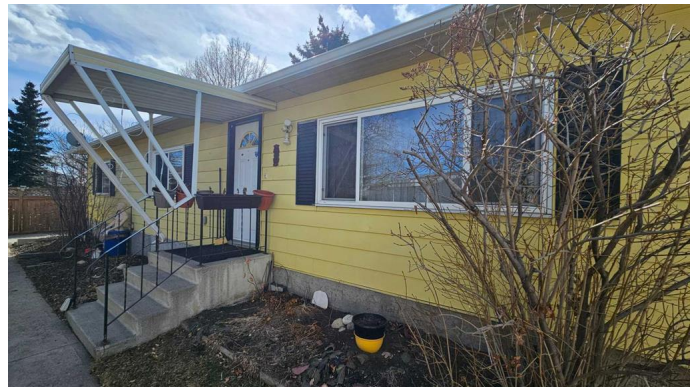
Huntington Hills, Calgary, Alberta

Attention first-time buyers and savvy investors!
NO CONDO or LOT FEES!! Here's your chance to own a fabulous 1152 sq ft single-family gem without the burden of condo fees! Nestled in a tranquil cul-de-sac, this meticulously maintained double-wide manufactured home sits proudly on a sturdy concrete foundation, ready to welcome you.

Step inside and be greeted by a bright and open floor plan that radiates warmth and comfort. The spacious dining area boasts a stunning sunroof, flooding the space with natural light – perfect for creating cherished memories with family and friends! With two generously sized bedrooms, the primary suite features its own delightful 2-piece en-suite, offering a personal retreat just for you.

Set on a pie-shaped lot, this home extends its charm to the outdoors, where you can enjoy a poured cement patio that basks in the morning and afternoon sun. Unleash your creativity in the large detached workshop (21'x13') and cultivate your green thumb in the well-established garden area surrounded by mature trees.

Parking is a breeze with ample space for two vehicles and even a tent trailer right at your doorstep! Situated just minutes from major thoroughfares, schools, parks, the scenic Nose Creek Pathway, off-leash dog parks, shopping



hubs, driving ranges, and public transit, convenience is just another highlight of this beautiful property.

Here's an added bonus: this home is on titled land, and with a brand-new roof installed in 2020, you'll have peace of mind for years to come. Don't miss out on this incredible opportunity to own your slice of paradise in a fantastic neighborhood. Schedule your viewing today - your new home awaits! ???

Built in 1979

Essential Information

MLS® #	A2205500
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	216 Huntwell Court Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5V2

Amenities

Parking Spaces	2
----------------	---

Parking Off Street, Parking Pad, Unpaved

Interior

Interior Features Open Floorplan, Skylight(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven

Heating Forced Air, Natural Gas

Cooling None

Basement None

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Lawn, Pie Shaped Lot, Treed

Roof Asphalt Shingle

Construction Metal Siding

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 11

Zoning R-MH

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.