

# \$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 8

Zoning R-MH

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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