

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

MLS® #A2205500

**\$389,900**

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

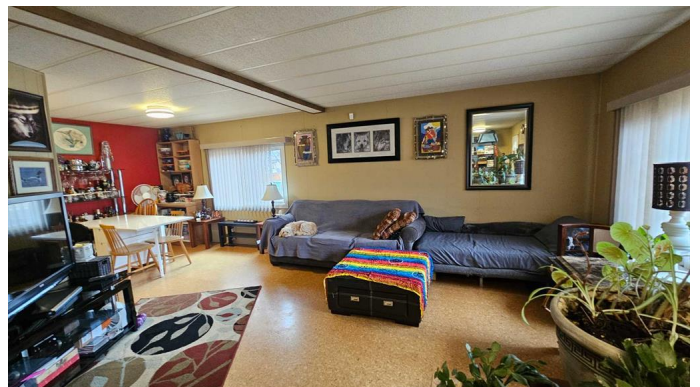
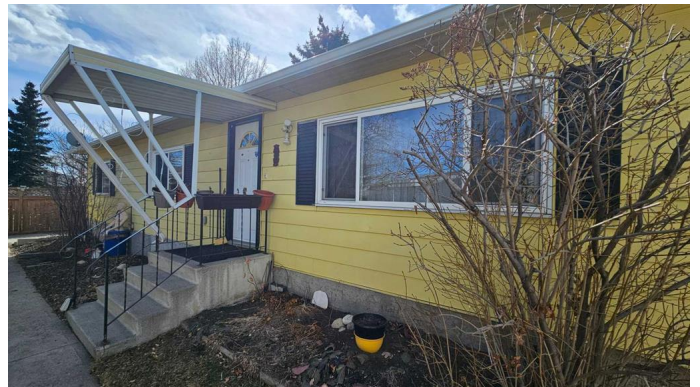
Huntington Hills, Calgary, Alberta

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
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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 5

Zoning R-MH

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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