

# \$419,900 - 239 Huntwell Road Ne, Calgary

MLS® #A2211602

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

This well cared for 3-bedroom, 2-bathroom home sits on a large corner lot with the peace of mind that comes from a CONCRETE FOUNDATION—NO LOT FEES, no condo fees, just your own land. Inside, you™ll find just over 1,240 Sqft. of comfortable living space. The layout includes a dedicated dining room, a bright, open-concept kitchen, and a spacious living room. Plus, main-level laundry adds everyday convenience. The primary bedroom has wall-to-wall closets with an abundance of storage, and its own ensuite bathroom. The home is practical and welcoming, with room for a growing family or anyone looking for more space.

Step outside to a tiered wrap-around deck, perfect for relaxing or entertaining. The upper level features an Arctic Spa hot tub, and the lower level has plenty of space for your BBQ and outdoor dining setup. The huge front yard gives you lots of room to enjoy the outdoors, whether it™s for kids, pets, or just soaking up the sun.

You™ll also appreciate the two storage sheds, an oversized tandem parking pad with the option to build a garage if you need it (a permit has already been approved by the City of Calgary). This is a fantastic property with no monthly fees and lots of potential—move-in ready and waiting for you.

Built in 1979

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2211602    |
| Price          | \$419,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,243       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 239 Huntwell Road Ne |
| Subdivision | Huntington Hills     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K5V4               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Corner Lot, Front Yard |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-MH             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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