

423 Huntington Way NE  
Calgary, Alberta

MLS # A2178448



## \$479,900

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

Handyman Special! Ideal for investors and renovators, this spacious bi-level home offers great potential. The main floor features a large living room, a generous dining area, two well-sized bedrooms, and a four-piece bathroom. The partially finished basement includes one additional bedrooms, a rec room and a full bath. Situated on a nice, flat rectangular lot, the property has a decent-sized backyard and a single detached garage. Enjoy an excellent location within walking distance to elementary schools, and just a five-minute walk to the bus stop with direct routes to SAIT and the University of Calgary.