

**6, 20 Huntley Close NE**  
**Calgary, Alberta**

**MLS # A2248498**



**\$299,999**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus                   |               |                   |
| <b>Style:</b>    | Bi-Level                                |               |                   |
| <b>Size:</b>     | 591 sq.ft.                              | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                                   |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle, Tar/Gravel       | <b>Condo Fee:</b> | \$ 300 |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Siding               | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Separate Entrance                 |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Looking for a home you can make your own? At #6, 20 Huntley Close, you'll find 1,180 sq. ft. of bright, functional space in the friendly community of Huntington Hills. This home features 3 bedrooms on the upper floor. Downstairs, sunlight pours through west-facing windows into your open kitchen, dining, and living area, that includes a wood-burning fireplace. Outside, the private fenced yard and large deck are ready for summer BBQs. Freshly painted and full of potential, this home is the perfect canvas for your vision. With both assigned and street parking, plus a location near schools, shops, and parks, this is a rare opportunity to create your dream home.