



# 116 Huntwick Way Calgary Alberta

\$475,000

Welcome to this fantastic investment opportunity in the established community of Huntington Hills, featuring long-term tenants both upstairs and downstairs. The main level offers two bedrooms, a full bathroom, and newer vinyl plank flooring, along with a bright, functional layout that includes a spacious living and dining area. The kitchen is equipped with newer stainless steel appliances, making it ideal for comfortable everyday living. The lower level features two bedrooms with large windows, a full bathroom, a spacious living room with a computer/work area, a comfortable kitchen setup, and a large utility and storage room with a newer hot water tank. Situated on a corner lot, this property provides plenty of parking and is conveniently located just down the street from a playground. Enjoy a short walk to public transit, a quick commute to grocery stores, multiple nearby schools, and easy access to major roadways. A great opportunity for investors looking for a solid property in a well-established neighbourhood. Book your showing today with your favorite agent! \*\*\*SEE VIRTUAL TOUR\*\*\* (id:6769)

- Bedroom 10.75 Ft x 8.50 Ft
- Bedroom 11.00 Ft x 10.92 Ft
- 4pc Bathroom 7.58 Ft x 5.00 Ft
- Living room 16.17 Ft x 11.50 Ft
- Kitchen 11.83 Ft x 7.08 Ft
- Living room 17.25 Ft x 11.58 Ft

- Kitchen 11.00 Ft x 11.33 Ft
- Dining room 10.08 Ft x 8.00 Ft
- Bedroom 12.50 Ft x 11.50 Ft
- Bedroom 10.92 Ft x 8.92 Ft
- 4pc Bathroom 8.00 Ft x 4.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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