



## 23 Huntwell Way Calgary Alberta

\$385,000

Welcome to this fully renovated and modernized bungalow, an ideal choice for first-time buyers, couples looking to downsize, or savvy investors. This lot is perfectly located on a strip where there is no air restrictions! This charming home offers 2 spacious bedrooms, a 4-piece bath, and a bright, open-concept layout designed for modern, comfortable living. The fully renovated L-shaped kitchen shines with walnut veneer countertops, updated cabinets, a new sink, and a stylish tile backsplash. Stainless steel appliances (fridge, stove, and microwave from 2021; washer, dryer, and deep freeze from 2023) add both functionality and style. The kitchen flows seamlessly into a cozy breakfast nook and the living room, which opens to a lovely Juliette balcony - perfect for enjoying your morning coffee. Practical features include a deep storage room with a 2023 deep freezer and an expansive private yard with a storage shed for all your outdoor needs. Recent upgrades ensure peace of mind for years to come: New siding (2023). Waterproofed and re-flashed roof with a durable 25+ year membrane. All-new flooring throughout (carpet and laminate). With no basement to maintain and every detail thoughtfully updated, this home is truly move-in ready. Don't miss the chance to make it yours - book your showing today! (id:6769)

4pc Bathroom 7.08 Ft x 7.92 Ft

Bedroom 10.25 Ft x 11.42 Ft

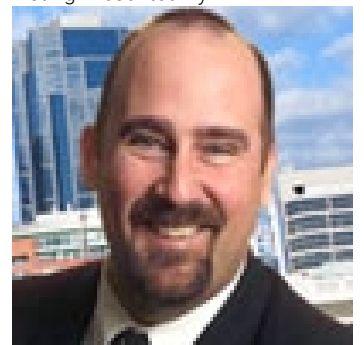
Kitchen 13.33 Ft x 12.83 Ft

Laundry room 5.67 Ft x 7.92 Ft

Living room 13.33 Ft x 17.92 Ft

Primary Bedroom 13.33 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.veluxe.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca