

# \$398,900 - 223 Huntwell Road Ne, Calgary

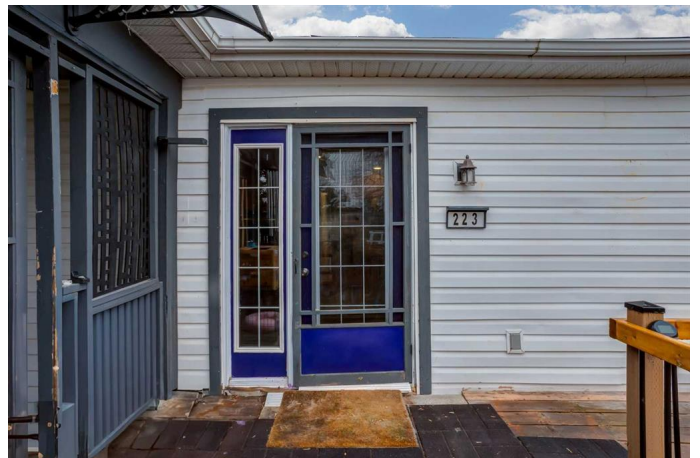
MLS® #A2216042

**\$398,900**

2 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 0.09 Acres

Huntington Hills, Calgary, Alberta

Welcome to this spacious 1,274 sq. ft. 2-bedroom, 2-bathroom home in Huntington Hills, perfectly situated on a large corner lot with no lot fees or condo fees—a rare and affordable opportunity in a friendly, well-established community. Designed with accessibility in mind, the kitchen was renovated in 2012 for wheelchair accessibility, followed by a main bathroom renovation in 2020. A new wheelchair ramp was added in 2024. The bright and open living area features a cozy wood burning fireplace, and the kitchen includes plenty of cabinet space along with a brand-new fridge. Throughout the home, you’ll find luxury vinyl plank flooring installed in late 2024, offering a fresh, modern look. Over the years, this home has seen numerous quality upgrades, including the addition of siding and added insulation. The primary bedroom is generously sized, while the second bedroom features its own private ensuite—ideal for guests or family members. The front yard is landscaped with low-maintenance perennials, and the outdoor space is further enhanced by several fruit trees, including apple, pear, and cherry—a beautiful and functional addition to your yard. In the backyard, a 11' x 30' trailer with heat and electrical hook ups provides a flexible space that can be used as a workshop, art studio, or for extra storage. The large corner lot also offers plenty of room for parking, gardening, or simply enjoying the outdoors.



Conveniently located just minutes from Deerfoot Trail, with easy access to schools, shopping, and scenic walking pathsâ€”and only 15 minutes from downtown â€”this home is a perfect blend of accessibility, comfort, and community charm.

Donâ€™t miss outâ€”schedule your showing today!

Built in 1979

### Essential Information

MLS® #	A2216042
Price	\$398,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,274
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	223 Huntwell Road Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5V4

### Amenities

Parking Spaces	4
Parking	Off Street, Covered, Carport
# of Garages	4

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Built-In Oven, Dishwasher, Electric Oven, Washer/Dryer, Built-In Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks

## Additional Information

Date Listed	April 30th, 2025
Days on Market	14
Zoning	R-MH

## Listing Details

Listing Office	CIR Realty
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