

75, 1055 72 Avenue NW  
Calgary, Alberta

MLS # A2172418



## \$405,888

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this fully renovated and delightful 3-bedroom townhouse located in the highly sought-after community of Huntington NW, Calgary. This lovely townhome offers a perfect blend of comfort, convenience, and stunning views, making it an ideal choice for families, first-time homebuyers, or investors. Just few steps away from ST HENRY ELEMENTARY SCHOOL AND NEXT TO HUNTINGTON HILLS PARK. 3 Spacious Bedrooms Each bedroom offers ample space, natural light, and comfort, with a beautiful view of the NE part of the city from the master bedroom. It offers one full bathroom on the top level and one half bathroom on the 1st level. Well-maintained and conveniently located, including the fully finished basement offers office space and laundry. Single Attached Garage Provides secure parking and additional storage space. Low Condo Fee, Enjoy the benefits of maintenance-free living with a very reasonable condo fee. Prime Location: Minutes away from the serene Nose Hill Park, perfect for outdoor enthusiasts and nature lovers. Close to Amenities, Conveniently located near Superstore, various schools, playgrounds, and public transit, ensuring all your daily needs are within easy reach. Stunning Views, Wake up to picturesque views of the NE part of the city right from your bedroom. This charming townhouse not only offers a comfortable living space but also boasts a location that caters to an active and convenient lifestyle. Whether you enjoy a peaceful stroll in the park or need quick access to shopping and schools, this home has it all. Don't miss out on this fantastic opportunity to own a beautiful townhouse in Huntington NW Calgary. Schedule your viewing today and experience the perfect blend of comfort, convenience, and community.