



THE A-TEAM

RE/MAX FIRST

1055 72 Avenue #111, Calgary T2K 5S4

MLS® #: A2180520 Area: Huntington Hills Listing Date: 11/22/24 List Price: \$385,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1977

Finished Floor Area
Abv Sqft: 982
Low Sqft:
Ttl Sqft: 982

DOM
29
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: 2 Storey

Lot Information
Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: 1
Garage Sz:

Access:
Lot Feat: Back Yard, Corner Lot, Treed
Park Feat: Stall

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Private Yard

Construction: Brick, Wood Siding
Flooring: Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Int Feat: Chandelier, No Animal Home, No Smoking Home, Pantry, Storage, Wood Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Dining Room, Furnace/Utility Room, Bedroom, Living Room, Storage, Bedroom - Primary, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$297

Fee Simple
Fee Freq:
Monthly

M-CG

Legal Desc: 7810015

Remarks

Pub Rmks: **Discover this end unit townhouse; a just renovated home facing open greenspace with a private yard in a convenient Northwest location. Here are 5 things we love about this home (and we're sure you will too): 1. THAT RENOVATION: An outdated 1970's townhouse that has been completely transformed into a modern and inviting home. Featuring upgraded windows, brand new flooring, brand new magazine-worthy kitchen, walk-in pantry with extra counter space, a modern accent wall entrance, redesigned tiled 4-piece bathroom, custom closets, new interior doors and entrance door. 2. A FULL-SIZE HOME: The main floor features a spacious front living room accented by over-sized window, the kitchen opens to the dining area with a spacious walk-in pantry and a laundry area with extra storage space. Upstairs find two, great sized bedrooms. Both have custom closets, with the primary also having a private balcony. 3. PRIVATE, WEST-FACING YARD: A rarity in the townhouse market, this home is a corner unit that overlooks a school field, and a clear view of Nose Hill, offering beautiful greenery in the summer. It is complete with a private, fully fenced, westerly exposed backyard (bonus, the condo board is responsible for cutting the grass). The perfect place to entertain, enjoy a coffee, a cocktail or relax at the end of the day. 4. LOCATION IN THE COMPLEX: Not only are you a West-facing end unit you are steps to your parking stall and visitor parking while mature trees provide ample privacy. 5. A PRIME CENTRAL-NORTHWEST LOCATION: Huntington Hills is a mature, centrally located community in Calgary's Northwest. Residents enjoy close-by shopping, dining, parks and playgrounds. St. Henry (K-6) is across the street, Dr. J.K. Mulloy School (K-4) is just up the road, and Sir John A MacDonald School is walking distance (15 mins). Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street, Beddington and Deerfoot Trails and you're a short walk to the bus stop.**

Inclusions: N/A
Property Listed By: Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







