



THE
A-TEAM

**RE/MAX
FIRST**

477 72 Avenue, Calgary T2K 5H8

MLS®#: **A2183873**

Area: **Huntington Hills**

Listing Date: **12/17/24**

List Price: **\$669,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 30-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **5,155 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,024**
Low Sqft:
Ttl Sqft: **1,024**

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,French Door,Kitchen Island,See Remarks,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|-------------------------|--------------|----------------------|
| Living Room | Main | 12`9" x 10`3" | Kitchen | Main | 11`3" x 18`9" |
| Bedroom - Primary | Main | 13`5" x 14`9" | Bedroom | Main | 14`3" x 8`6" |
| Bedroom | Main | 10`3" x 8`6" | 3pc Ensuite bath | Main | 4`1" x 9`3" |
| 4pc Bathroom | Main | 4`11" x 6`4" | Bedroom | Lower | 13`3" x 9`6" |
| Bedroom | Lower | 8`10" x 12`11" | 4pc Bathroom | Lower | 5`2" x 8`9" |

**3pc Bathroom
Laundry**

**Lower
Lower**

**5`3" x 6`10"
6`10" x 7`8"**

**Kitchenette
Furnace/Utility Room**
Legal/Tax/Financial

**Lower
Lower**

**15`6" x 12`3"
8`4" x 3`8"**

Title:
Fee Simple
Legal Desc:

1259LK

Zoning:
R-CG

Remarks

Pub Rmks:

Nearly renovated right down to the Studs! This 5 bdrm + 4 full bath bungalow backs directly onto a park, with double detached garage, clay tile roof, large back deck, all new windows, newer appliances and more! Just under 2,000 sq ft in total living space here. Enjoy the additional front deck, updated poured-concrete walkways, and front lawn with nice setback. Main level includes, front living room and TV/entertaining space, vinyl plank flooring, spacious Kitchen with island + built-in storage, Quartz counters, undermount sink, stainless steel appliances, updated cabinetry, side storage area with stackable laundry rough-in, vaulted ceiling, skylights and LOTS of natural LIGHT overall. The Primary bedroom also features a clever 3-piece ensuite bath and lovely French doors opening onto the back deck and there are also 2 more good sized bedrooms and a 4-pc bath .The lower level features an Illegal basement suite with updated egress windows, wiring and exhaust/vent van rough-ins, new furnace and hot water tank, 2 more bedrooms, another 3-pc and 4-pc bathroom and laundry room with hook-ups. The large, South-facing, backyard features a huge deck with built-in storage and access ramp, double-detached garage, covered bike and item storage beside the garage and you can walk right out to the park. Close to schools, transit, shopping, restaurants and a quick drive to the Calgary International Airport. ALSO possibly a great opportunity to rent out both levels or live-up + rent-down for investment!

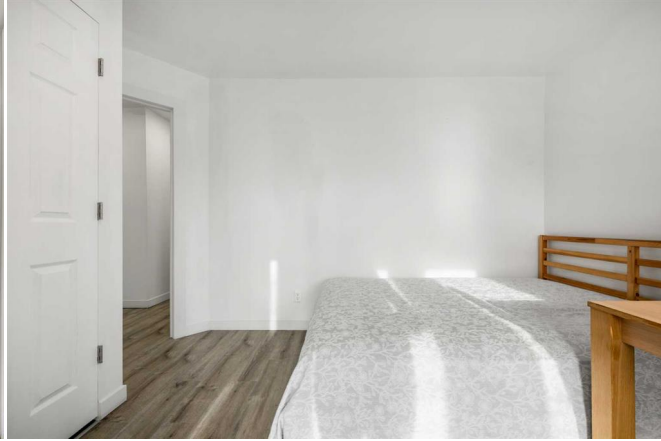
Inclusions:
Property Listed By:

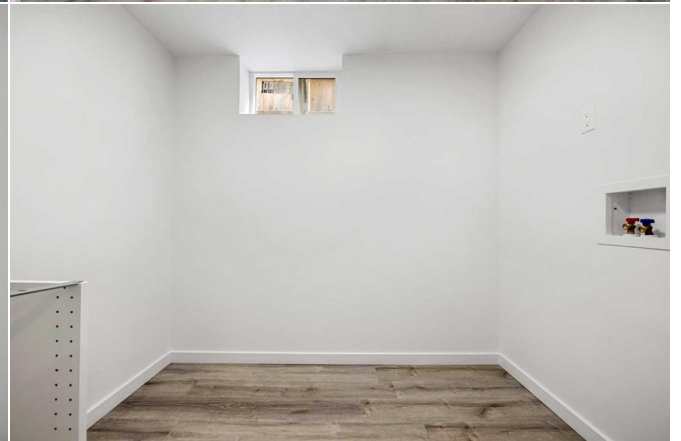
**None
Real Broker**

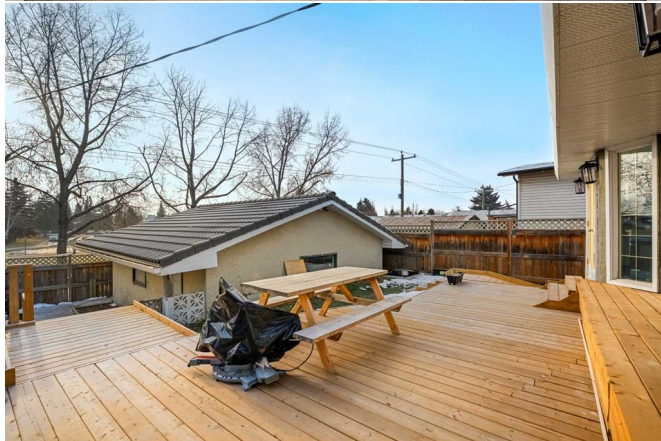
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











477 72 Ave NE, Calgary, AB

Main Floor Exterior Area 118.02 sq ft
Interior Area 957.31 sq ft



PREPARED: 2024/10/17

White regions are excluded from total floor area in GMLDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 570.27 sq ft
Interior Area 527.24 sq ft



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