



THE
A-TEAM

**RE/MAX
FIRST**

1055 72 Avenue #1, Calgary T2K 5S4

MLS®#: **A2184161** Area: **Huntington Hills** Listing Date: **12/20/24** List Price: **\$319,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **959**
 Low Sqft:
 Ttl Sqft: **959**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **See Remarks**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Living Room | Main | 13`5" x 10`7" | Kitchen | Main | 8`11" x 7`6" |
| Dining Room | Main | 7`7" x 7`4" | Bedroom - Primary | Upper | 13`3" x 12`0" |
| Bedroom | Upper | 11`11" x 8`6" | 4pc Bathroom | Upper | 7`4" x 5`0" |

Legal/Tax/Financial

Condo Fee: **\$290** Title: **Fee Simple** Zoning: **M-CG**

Fee Freq:
Monthly

Legal Desc: **7810015**

Remarks

Pub Rmks: **Enjoy affordable townhouse living here with LOW condo fees and an asking price under \$320K! This move-in ready END UNIT townhouse in the Huntington Ridge property in Huntington Hills is ready for you now. A fully fenced yard in front with west exposure has been updated with a newer deck, attractive landscaping and will be a great place to enjoy those warm summer days with friends and family. Inside you have almost 1000 square feet of clean, updated and maintained living space. There are laminate floors throughout the main level with carpet upstairs and a tiled bath. The kitchen is a decent size with an adjacent eating area. Upstairs you have two generous bedrooms and a full bathroom. The primary bedroom has a good-sized private balcony. Updates over the past eight years include kitchen cabinets, microwave/range hood, most light fixtures, electrical work, deck shed and landscaping, hot water tank, toilet, faucets. The whole house has been painted about two years ago. The furnace was replaced 3 years ago, has been regularly maintained, cleaned and serviced and has the balance of a 12-year transferrable warranty. The condo fees that are currently only \$289.94 are hard to beat. You will get an assigned a surface parking stall and the complex has plenty of visitor parking. One of the big benefits of the location of the unit is that it looks out towards the school yard and Nose Hill Park, giving an added feeling of spaciousness and a reminder of the wonderful outdoor space that is right there and yours to use. Both Dr JK Mulloy and St Henry Elementary schools are just a hop skip and a jump across the street. Transportation access here is good and many amenities are very close by. Immediate possession is possible. Sounds pretty good? Come and see for yourself today!**

Inclusions: **Storage Shed**
Property Listed By: **Coldwell Banker Home Smart Real Estate**

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









