



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**477 72 Avenue, Calgary T2K 5H8**

MLS®#: **A2198678**

Area: **Huntington Hills**

Listing Date: **03/04/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,024**

Low Sqft:

Ttl Sqft: **1,024**

Lot Information

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

Lot Shape:

DOM

**10**

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
Living Room	Main	12`9" x 10`3"
Bedroom - Primary	Main	13`5" x 14`9"
Bedroom	Main	10`3" x 8`6"
4pc Bathroom	Main	4`11" x 6`4"
Bedroom	Lower	8`10" x 12`11"
3pc Bathroom	Lower	5`3" x 6`10"
Laundry	Lower	6`10" x 7`8"

Room	Level	Dimensions
Kitchen	Main	11`3" x 18`9"
Bedroom	Main	14`3" x 8`6"
3pc Ensuite bath	Main	4`1" x 9`3"
Bedroom	Lower	13`3" x 9`6"
4pc Bathroom	Lower	5`2" x 8`9"
Kitchenette	Lower	15`6" x 12`3"
Furnace/Utility Room	Lower	8`4" x 3`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**1259LK**

Remarks

Pub Rmks: **This 5 bdrm + 4 full bath bungalow is nearly renovated right down to the studs! It 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 of 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, live-up + rent-down and this property is also recently City Approved for VRBO and short-term rental!**

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 102.02 sq ft  
Interior Area 957.31 sq ft



0 4 8 ft PREPARED: 2024/10/17

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

**477 72 Ave NE, Calgary, AB**

Basement (Below Grade) Exterior Area 699.27 sq ft  
Interior Area 937.24 sq ft



0 3 6 ft PREPARED: 2024/10/17

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