



GRASSROOTS
REALTY GROUP

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220 72 Avenue NE
Calgary, Alberta

MLS # A2216457



\$609,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, French Door, Granite Counters, Kitchen Island		

Inclusions: Ceiling Fans, Dishwasher, Dryer, Electric Stove, Garage Opener, Garage Remote(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, 2 x White Armoires (Main Laundry Room), 2 x White Armoires (Basement)

Open House Aug 16, 12:00pm to 4:00pmPrepare to have your socks knocked off by a house that dares to be different. Forget those bland beige boxes—this 1970s Huntington Hills bungalow has just had its price slashed and it’s itching to stir up some neighbourhood envy. With over 2,600 sq ft of updated living space and a flexible 4-bed/3-bath layout, it flaunts the kind of room and personality you can’t fake. Step onto the main floor and let the sunshine in. Massive south-facing windows bathe the living area in light, and a show-stopping two-way stone fireplace grabs every guest’s attention The kitchen refuses to hide; there’s a large island, built-in pantry and granite counters plus enough storage to make a minimalist cringe. Fresh luxury vinyl plank floors and paint keep things current but the soul of the home is pure vintage cool. Three bedrooms occupy this level, including a primary suite with 3-piece ensuite, while one bedroom has been rebelliously converted into a main-floor laundry with shelving and storage Love it or hate it—your knees will thank you. Need the extra bedroom? Flip it back and stick the laundry downstairs. Downstairs is full of surprises. New carpet just went in, and there’s a fourth bedroom, a full bath, a sprawling family room, dry bar, games nook and three separate storage zones, including a workshop for your inner mad scientist and the double attached rear garage is accessed from the basement, Outside, the 5,640-sq-ft lot laughs in the face of postage-stamp yards. The south-facing front yard is draped in mature trees and has a flower bed begging for a gardener’s touch. A freshly landscaped side path leads to a private fenced patio that feels like your own hidden speakeasy. The backyard boasts a multi-tiered patio system for epic barbecues or quiet morning coffee, and

there's a paved RV pad for your toys. Location? One block off Centre Street with direct transit to downtown, walking distance to multiple schools, parks and shops and only about 20 minutes to the city centre—so even your commute can't kill your vibe. If you want another cookie-cutter flip, scroll on. If you're craving a home with swagger, storage and a freshly lowered price, get in here before someone else beats you to it.