



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

220 72 Avenue NE
Calgary, Alberta

MLS # A2216457



\$589,000

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 Sunday Oct. 5th *** Come for Coffee or Tea and I can tell you all about this great bungalow at 220 72 Ave NE — a bold, unapologetic 1970s bungalow that's never been afraid to stand out, and now it's freshly prepped for fall. With over 2,600 sq ft of finished living space, a flexible 4-bedroom / 3-bath layout, and a generously sized lot, this home brings personality, storage, and space to spare. And yes, it literally has a clearer outlook on life — because as of this week, the windows and siding have both been professionally pressure-washed. This house is now seeing the world more clearly than half your relatives at Thanksgiving dinner. The hedge out front also got a crisp fall trim. Step inside and feel the sunshine pour through the massive south-facing windows, flooding the living room with natural light. The two-way stone fireplace anchors the space with vintage flair, while luxury vinyl plank flooring and fresh paint give the main level an updated, move-in-ready feel. The kitchen doesn't shy away from attention either — complete with a large island, granite countertops, built-in pantry, and so much storage it'll make minimalists twitch. Down the hall are three main-floor bedrooms, including a primary suite with a 3-piece ensuite. One bedroom has been cleverly converted into a main-floor laundry room with built-in storage — perfect if stairs aren't your thing. Want the extra bedroom back? Simply move the laundry elsewhere with a little planning and vision. Head downstairs to discover a sprawling, fully finished lower level with new carpet, a fourth bedroom, a full bathroom, and expansive flex space — including a family room, games nook, dry bar, and workshop/storage areas. The double attached garage is accessible from this level and is being offered “as is” due to a

ceiling leak. The shingles on the home have been inspected and have 5+ years left, with no current issues. The outdoor space continues the story: A private, south-facing front yard with mature trees A multi-tiered backyard patio perfect for entertaining or quiet fall mornings A freshly landscaped side path leading to a hidden patio nook A paved RV pad for your weekend toys or off-season storage Most homes in this price point don't offer a double garage with alley access and RV parking. This is an opportunity to own a property with features most buyers can't find at this price. Location-wise, you're just one block off Centre Street, with direct transit access to downtown and walking distance to schools, playgrounds, parks, and shopping. If you're looking for another cookie-cutter flip, keep scrolling. But if you're craving a home with space, charm, and swagger — plus room to put your own stamp on it — this might just be the one.