



GRASSROOTS
REALTY GROUP

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

2, 7205 4 Street NE
Calgary, Alberta

MLS # A2233102



\$294,500

Division:	Huntington Hills		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	665 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lawn, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Attention First-Time Buyers & Investors! Incredible value in Huntington Hills — this bright and spacious 3-bedroom bi-level townhome offers comfort, convenience, and a fenced west-facing front yard to enjoy the sun! Located just steps from groceries, Hunterhorn Plaza, Deerfoot City, transit, parks, playgrounds, and the Thornhill Recreation Centre — and only 15 minutes to downtown! Upstairs, you'll find a functional kitchen with pantry, a dedicated dining area, a sun-filled living room with large windows and a spacious laundry room with lots of storage space. Downstairs features three generous bedrooms, a full bathroom, and a large utility/storage room with even more space. Don't miss your chance to own in a well-connected, family-friendly neighbourhood. Book your showing today — this one won't last!