



GRASSROOTS
REALTY GROUP

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477 72 Avenue NE
Calgary, Alberta

MLS # A2233996



\$666,666

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Vinyl Windows		

Inclusions: n/a

OPEN HOUSE 3-6 PM, THURSDAY, JULY 10TH. This fully renovated short-term rental property has been meticulously rebuilt from the studs up, with over \$200,000 invested in professional renovations that showcase exceptional craftsmanship and thoughtful design throughout. Featuring 5 spacious bedrooms and 4 full bathrooms, the home is perfectly suited for accommodating large groups and maximizing rental income. Inside, all systems are brand new—including plumbing, electrical, insulation, drywall, and mechanicals—ensuring long-term peace of mind and minimal maintenance. The interior boasts luxury vinyl plank flooring, recessed LED lighting, quartz countertops, sleek cabinetry, and stainless steel appliances. There are moon lights in the kitchen and the main floor bathroom, adding a subtle, stylish glow that enhances both function and ambiance. Each bathroom is beautifully finished with modern tilework, floating vanities, and glass-enclosed showers, while the bedrooms are bright and offer ample storage. Backing directly onto a tranquil park, the property provides scenic views, added privacy, and a desirable outdoor connection for guests. The exterior impresses with new windows, doors, siding, roofing, and refreshed landscaping that enhances curb appeal. Additional features include a freshly poured concrete walkway, new fencing, and secure entry points that blend style and functionality. A double detached garage(interior measurements- 23 feet X 21.5 feet) offers ample parking and extra storage—a rare and valuable asset for owners and guests alike. A major bonus for Airbnb guests is the home's proximity to multiple transit routes—20, 300, and 301—offering seamless and quick access to YYC International Airport and downtown Calgary. Just steps from bus route 20, guests can easily transfer

to the express route 300, reaching the airport in about 30 minutes. Additionally, downtown Calgary is accessible in approximately 30 minutes via route 4, providing reliable and convenient transportation options. With July's bookings already exceeding \$19,000, this property stands as a proven income generator and a standout turnkey investment. Whether you're running a full-time Airbnb, seeking a dual-income property, or looking for flexibility to accommodate multigenerational living, this home offers outstanding versatility and long-term value. It's a rare opportunity to own a professionally rebuilt, high-performing property with a double heated & insulated garage, backing onto a park, in a prime transit-connected location. Please use the Virtual Tour link to explore more.