



GRASSROOTS
REALTY GROUP

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92, 7205 4 Street NE
Calgary, Alberta

MLS # A2237480



\$299,000

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	647 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Garden, Lawn, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Primary Downstairs, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 328
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: n/a

This charming Bi-Level Townhome in Huntington Hills is being offered with a QUICK POSSESSION and is AFFORDABLY PRICED for first time buyers or empty nesters. It is a pet friendly, sunny corner unit townhome with a private yard for gardening and entertaining, right in the heart of family friendly Huntington Hills.. where neighbours look out for each other. The desirable south and east exposure this home offers abundant natural light throughout the day. The unique bi-level layout offers thoughtful separation of living and sleeping spaces. Just a few steps up, you'll find the main living area features a generous living/family room on one side and an open-concept kitchen/dining area on the other—perfect for everyday living and entertaining. Centrally located between these two spaces is a large laundry/storage room, offering excellent potential to be converted into a second bathroom and laundry space. Downstairs, you'll find three comfortable bedrooms, each with oversized windows that make the lower level feel bright and welcoming—thanks to the raised bi-level design. A four piece bathroom completes this level. The utility room houses the furnace and newer hot water tank, keeping everything conveniently accessible in addition to providing extra storage. This home is sparkling clean and move-in ready with newer vinyl windows, but also offers an exciting opportunity for renovations to add value. Best of all, a quick possession is available! Additional parking stalls can easily be rented—ideal for families with multiple vehicles. Huntington Hills is a well-established community with everything you need close by: schools, parks, playgrounds, grocery stores, medical clinics, and a vibrant community centre. Commuting is a breeze with direct transit routes to downtown, the University of Calgary, and Foothills Hospital. You're also just minutes from major

roadways like Stoney Trail, Deerfoot Trail, and McKnight Blvd. Don't miss this affordable opportunity in one of Calgary's most convenient north-central neighbourhoods!