

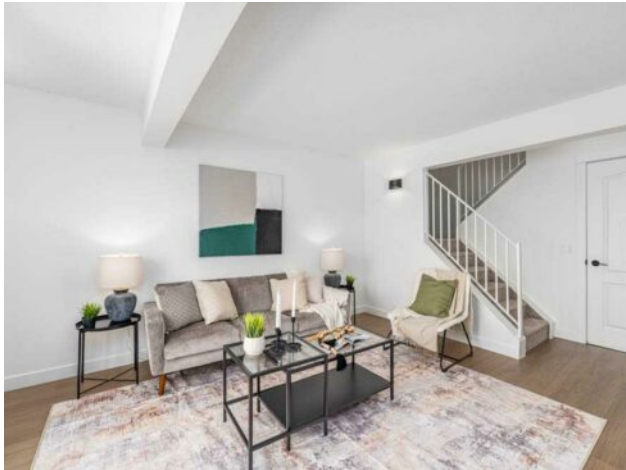


GRASSROOTS
REALTY GROUP

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20, 1055 72 Avenue NW
Calgary, Alberta

MLS # A2240560



\$349,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	956 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 289

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: N/A

****OPEN HOUSE - Saturday, July 26th from 2-4PM**** Step into this bright and cheerful 2-bedroom, 1 bathroom townhouse, freshly renovated and ready to impress! Nestled in a quiet, well-maintained complex in northwest Calgary, this gem is perfectly located near schools, parks, a rec centre, and great shopping. Inside, you'll love the modern updates—from the sleek new kitchen with all-new appliances to the stylish vinyl flooring and fresh paint throughout. The primary suite is a generous size - big enough for a king bed - and has its own private balcony! The upper floor also has a second good size bedroom and a full bathroom. There's even a brand-new washer and dryer for your convenience. Enjoy sunny days in your private, fenced yard, and never worry about parking with your own stall right out front. This home blends comfort, style, and location—truly the best of all worlds!