



GRASSROOTS
REALTY GROUP

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**#26, 1055 72 Avenue NW
Calgary, Alberta**

MLS # A2244933



\$359,900

Division:	Huntington Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,000 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 327
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: n/a

Spacious Walkout Basement 2-Storey Townhome featuring 3 Bedrooms and 1.5 Bathrooms with numerous recent updates! Freshly painted throughout, this home boasts custom tile flooring on the main level, updated kitchen, and a renovated upstairs bathroom. The lower level has been recently developed with new laminate floors and offers direct access through sliding patio doors to a private fenced backyard and a brand-new deck—perfect for outdoor enjoyment. The laundry/mechanical room provides ample storage. The main floor offers a generous dining area, a convenient half-bath, and a bright, spacious living room with access to the upper deck for relaxing and enjoying the view. Upstairs, you’ll find a large primary bedroom, two additional good-sized bedrooms, and a full bathroom. This well-maintained complex features a private playground for kids and is in a fantastic location—steps from both Catholic and Public Elementary Schools, and just minutes to Sir John A. Macdonald Jr. High & Diefenbaker High School. Easy access to transit (#2, #3, and #5 routes) and only a short walk to shopping, including Superstore and more! Perfect for first-time buyers or investors—don’t miss out!