



GRASSROOTS
REALTY GROUP

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117 72 Avenue NE
Calgary, Alberta

MLS # A2246659



\$469,900

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,027 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Flat Torch Membrane, Flat
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Storage, Tile Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Amazing opportunity in Huntington Hills! Spacious, half duplex w/1700 sq.ft of developed living space. This functional floorplan includes 3 bedrooms and 2 full bathrooms. Large living w/big picture window floods the space with natural light and is the perfect spot to unwind. Plus, the corner wood burning fireplace & stone facade creates great ambience for those winter nights. Kitchen offers good storage and is open to both the living room and dining room plus you get a window over the sink. Dining room can easily host your big family dinners w/a patio door that leads out to the private balcony. Primary bedroom is well-sized and can accommodate all your furniture. 2nd bedroom and 4-pc bathroom complete this level. Head downstairs to the huge rec space...perfect for movie nights or a place for the kids to play. 3rd bedroom is quite spacious w/a nice big window. One of the perks of the bi-level style is you don't feel like you are in the basement. Large storage room offers plenty of space for all your belongings or easily convert the area into a 4th bedroom given the size. Newer torched roof (approx. 6 years old) and a high-efficient furnace was installed in 2012. Fully fenced backyard w/a parking stall eliminates the need to park on the street. Great location! Walking distance to Superstore & 1/2 block to Center St...just hop on the #3 for easy access into downtown. All levels of schools are within a short radius! First time buyer? Looking to downsize? Searching for an investment property? This is the one!