



GRASSROOTS
REALTY GROUP

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16, 7205 4 Street NE
Calgary, Alberta

MLS # A2252294



\$340,000

Division:	Huntington Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Private, Treed		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Other, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 474
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

One of the best units in the complex — quiet, private, and tucked away! This bright and spacious 2-storey END UNIT townhome features 3 bedrooms, 1.5 bathrooms, and a massive private SOUTH-facing backyard, perfect for entertaining, gardening, or summer BBQs. The main floor welcomes you with an open-concept layout, gleaming hardwood and tile flooring, and stylish details throughout — including a modern backsplash, updated lighting, and a fun chalk wall. The stainless steel fridge, ceiling fan, and abundance of cabinetry are added bonuses. A sleek, updated half bath completes the main level. Upstairs offers plush carpeting, 3 bedrooms, and a beautifully updated 4 piece bathroom. The large primary bedroom is a highlight, complemented by 2 guest bedrooms. The partially finished basement provides great flexibility with space for a home gym, den, or extra storage. Parking is convenient with a stall at the back entrance plus plenty of visitor parking. Tucked away in a peaceful setting yet close to schools, parks, shopping, Nose Hill Park, and with quick access to Deerfoot Trail, this home is perfect for first-time buyers, young families, or investors. Truly move-in ready!