



**GRASSROOTS**  
REALTY GROUP

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**403 72 Avenue NE**  
**Calgary, Alberta**

**MLS # A2260942**



**\$599,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RCG

**Utilities:** -

**Inclusions:** N/A

Charming Bungalow in Prime Huntington Hills Location! Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow ideally situated in the highly sought-after community of Huntington Hills. Step inside to discover newer vinyl plank flooring throughout the main level, including the spacious living room, dining area, and updated kitchen featuring elegant quartz countertops. The refreshed 4-piece main bathroom adds a modern touch, perfectly complementing the bright and functional layout. The fully finished basement offers a stylish retreat, complete with a large recreation room, an office/study area, a 3-piece bathroom, and a wet bar - perfect for hosting game nights or relaxing with friends. Outside, enjoy a fenced backyard and a double detached garage, providing both privacy and convenience. Located across from Saint Hubert Elementary School and a beautiful green space, this home offers an exceptional lifestyle for families. You'll love being just two blocks from Centre Street, within walking distance to schools, parks, Superstore, restaurants, and public transit. With easy access to Deerfoot Trail, 64 Avenue, and just 15 minutes to downtown, this property combines comfort, convenience, and community charm. Don't miss your chance to own this fantastic home in one of Calgary's most family-friendly neighborhoods!