



**GRASSROOTS**  
REALTY GROUP

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**70, 7205 4 Street NE**  
**Calgary, Alberta**

**MLS # A2261292**



**\$379,999**

**Division:** Huntington Hills

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,170 sq.ft. **Age:** 1977 (48 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Assigned, Stall

**Lot Size:** -

**Lot Feat:** Corner Lot

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 475

**LLD:** -

**Zoning:** M-C1 d75

**Utilities:** -

**Inclusions:** na

\*\*\*END UNIT - RENOVATED - NEW FURNACE - NEW A/C - NEW WINDOWS - NEW KITCHEN\*\*\* This property has a total of 3 bedrooms, 1.5 bathrooms and over 1,600 SQFT of living space! The main floor has a nice open living room, 2 pce bathroom and a new kitchen with quartz counter tops, high-end stainless steel appliances and tons of storage space/cabinetry! The upper level has 3 bedrooms and 1 full 4pce bathroom. The lower level has extra space for the family. Affordable price! Great location close to schools, parks, shops and public transit. Schedule your showing today!