



GRASSROOTS
REALTY GROUP

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2, 1055 72 Avenue NW
Calgary, Alberta

MLS # A2264496



\$324,900

Division:	Huntington Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	956 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: NA

Family friendly complex close to schools in Northwest Calgary. Step into this bright, cheerful, and beautifully updated two-bedroom, one-bathroom townhouse! The main floor has been thoughtfully renovated to create an open-concept layout that flows seamlessly from the kitchen to the living area—perfect for entertaining or relaxing at home. This inviting space features hardwood floors throughout the home, with tile in the kitchen for easy maintenance and modern style. For additional storage, this unit offers a crawlspace accessible through the laundry area, as well as extra space under the stairs. A storage shed in the yard is also included. Located in a well-maintained complex in desirable Northwest Calgary, this home offers the ideal blend of comfort, style, and convenience. You’ll love being close to schools, Nose Hill Park, the recreation centre, and the city library. Excellent shopping options are just minutes away, including Superstore and Deerfoot City. Inside, you’ll find numerous recent upgrades: granite countertops, new windows, a new front and patio door, a brand-new dishwasher and fridge, plus a newer washer and dryer. The furnace has been refurbished and is in excellent condition, and the hot water tank is newer, offering peace of mind for years to come. The spacious primary bedroom easily fits a king-sized bed and features its own private balcony—perfect for morning coffee or evening relaxation. The upper floor also includes a second bedroom and a full bathroom. Step outside to enjoy your beautifully landscaped garden and deck, an inviting outdoor retreat for spring and summer gatherings. This home truly has it all—comfort, modern style, and an unbeatable location! (pets are allowed)

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