



**GRASSROOTS**  
REALTY GROUP

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21, 1055 72 Avenue NW  
Calgary, Alberta

MLS # A2264965



**\$344,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus                |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 952 sq.ft.                           | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                      |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape |               |                   |

|                    |                                |                   |          |
|--------------------|--------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 289   |
| <b>Basement:</b>   | Crawl Space, None              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Open Floorplan, See Remarks    |                   |          |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Step into this bright and cheerful 2-bedroom, 1-bathroom townhouse, freshly renovated and ready to impress! Nestled in a quiet, well-maintained complex in northwest Calgary, this gem is perfectly located near schools, parks, a rec centre, and great shopping. Inside, you'll love the modern updates—from the sleek new kitchen with newer appliances to the stylish vinyl flooring and fresh paint throughout. The primary suite is generously sized—big enough for a king bed—and features its own private balcony. Upstairs, you'll also find a second spacious bedroom and a full bathroom. Worth noting, the furnace, hot water tank, washer/dryer, and kitchen appliances are all either brand new or updated within the last couple of years, offering peace of mind for years to come. Enjoy sunny days in your private, fenced yard, and never worry about parking with your own stall right out front. This home blends comfort, style, and location—truly the best of all worlds!