



**GRASSROOTS**  
REALTY GROUP

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38, 1055 72 Avenue NW  
Calgary, Alberta

MLS # A2271629



**\$350,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport, Driveway, Front Drive, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, See Remarks, Storage, Vinyl Windows		

**Inclusions:** N/A

GORGEOUS, EXTENSIVELY RENOVATED 3 bedroom condo in the heart of Huntington Hills & close to schools, shopping and the scenic Nose Hill Park! Offering 1047 sqft of developed living space, the main level features living, dining, and kitchen areas, plus a mudroom with direct access to a private, fully fenced backyard. Upstairs, three generous bedrooms share a 4-piece full bath, providing comfortable family living. The list of upgrades is endless & freshly painted with newer flooring and carpet throughout. Newer kitchen appliances, countertops and cupboards, newer doors and windows, closet doors, sliding door to balcony, light fixtures, ceiling fan, and window coverings. Convenient lower-level laundry room and plenty of storage. Washer, dryer, furnace, and hot water tank were all replaced in 2022 for added peace of mind. Enjoy an attached carport (10'8" x 17'3") plus driveway (space for two vehicles) and plenty of visitor parking. The front balcony (3'6" x 17'4") spans the entire length of the home and is accessible from the sunny living room area&mdash;perfect for morning coffee or evening relaxation. Pets allowed with Board Approval. Must be seen & you will be impressed!