



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

65, 1055 72 Avenue NW  
Calgary, Alberta

MLS # A2278233



**\$350,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Partial
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 346
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d44
<b>Utilities:</b>	-

**Inclusions:** SHED

Welcome to this beautifully updated three-bedroom condo ideally located just steps from schools, shopping, and the scenic pathways of Nose Hill Park. Offering 1,051 sq. ft. of thoughtfully designed living space, this home is bright, welcoming, and completely move-in ready. The main level showcases a lovely living room with sliding glass doors leading to an east-facing balcony, where unobstructed views allow morning light to pour in. The dining area is perfectly positioned off the kitchen, overlooking a private, maintenance-free patio finished with modern interlocking stone—ideal for relaxing or entertaining. The adorable kitchen features newer appliances and updated cabinetry, blending charm with functionality. Completing the main floor is a beautifully renovated two-piece guest bath, perfect for visitors and everyday convenience. A beautifully renovated mudroom offers a wall of custom cabinetry for exceptional storage, newer laminate flooring, and fresh paint throughout. Upstairs, you’ll find three spacious bedrooms, each with large windows that flood the space with natural light. The updated main bathroom is both stylish and highly functional for everyday living. Upon entry, enjoy the convenience of a single attached garage, along with a dedicated area for storage and laundry. Even better—new windows have already been paid for and are scheduled for installation in February (weather permitting). This exceptional home truly is a dream come true. Don’t miss your opportunity to make it yours!