



GRASSROOTS
REALTY GROUP

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712 72 Avenue NW
Calgary, Alberta

MLS # A2279203



\$1,099,900

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,043 sq.ft.	Age:	1968 (58 yrs old)
Beds:	10	Baths:	4 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Natural Gas, See Remarks	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: One main floor and one basement are furnished and rented as furnished units. Furniture's: Beds, Sofa, dining set etc.

Located in Huntington Hills, this side-by-side full duplex at 710 & 712 72 Avenue NW with newly renovated legal basement suites. Located 15 minutes from downtown with quick access to Deerfoot Trail, airport, local shops, schools, restaurants & major transit station. Both main floors boasting 1032.32 sq ft with 3 bedrooms and 1.5 bathrooms, an expansive open concept floor plan with all NEW windows, recessed lighting and modern finishes. The kitchen is outfitted with full-height gloss-finished cabinets, quartz countertops and stainless-steel appliances with OTR microwave & stacked washer/dryer. The living room has large bay windows. Legal Basements: Comes with separate entry with kitchen, living and dining space. Kitchen has gloss finished cabinets, quartz countertop with stainless-steel appliances. 2 bedrooms shares 4 pc bath. Independent laundry. Renovated with soundproof ceiling. 4 furnaces 1 for each unit with independent thermostat.