



**17, 1055 72 Avenue NW
Calgary, Alberta**

MLS # A2291531



\$334,000

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	986 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Gazebo, Landscaped, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 304
Basement:	Crawl Space	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, See Remarks		

Inclusions: N/A

This is the one you've been waiting for! Welcome to this completely remodelled corner-unit townhouse in the heart of Huntington Hills. As you approach the home along the beautifully landscaped stone pathway, you'll immediately notice the impressive outdoor space featuring a large deck with a fire table, gazebo, and bar area—an incredible setting for relaxing or entertaining guests. Step inside and you'll be greeted by sleek new laminate flooring that flows seamlessly throughout the entire home. A bright and cozy dining nook leads into the modern kitchen, which showcases granite countertops, crisp white cabinetry and backsplash, pull-out shelving, stainless steel appliances, a brand new refrigerator, and both pot lighting and under-mount lighting for a stylish and functional cooking area. As you move through the home, you'll notice that all light fixtures have been updated with contemporary designs. The spacious living room offers plenty of room and flexibility to arrange the space to suit your lifestyle. This level also includes a convenient laundry area and a generous storage space for all your extras. Heading upstairs, you'll be impressed by the one-of-a-kind custom metal railing along the staircase. The primary bedroom is massive and features a door leading to your own private outdoor balcony. The second bedroom is also generously sized and offers open views. The updated 4-piece bathroom includes a new vanity, mirror, and toilet. The entire townhouse has been freshly painted and upgraded with new baseboards, doors, and trim, giving the home a clean and modern feel throughout. Your parking stall is conveniently located and sits beside a grassy area, with plenty of visitor parking available for guests. Ideally situated just steps from schools, shopping, transit routes, and the scenic pathways of Nose Hill Park, this pet-friendly complex

welcomes both cats and dogs with board approval—perfect for animal lovers seeking a comfortable community. A beautifully updated home in a fantastic location—this is one you won’t want to miss! Check out the link to the great virtual tour!