



**104, 1055 72 Avenue NW
Calgary, Alberta**

MLS # A2295472



\$375,000

Division:	Huntington Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,080 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE CANCELED DUE TO ACCEPTANCE OF A CONDITIONAL OFFER. Welcome to Huntington Hills—an ideally located community surrounded by top-rated schools, beautiful parks, and scenic walking trails, with easy access to public transit, shopping, and Nose Hill Park. The main level features a bright, open-concept layout that seamlessly connects the kitchen, dining, and living areas—perfect for both entertaining and everyday living. A convenient two-piece bathroom and a spacious balcony provide added comfort and a great spot to unwind. Upstairs, you’ll find three generously sized bedrooms along with a well-appointed four-piece bathroom, offering ample space for family living. The fully finished walkout basement extends your living space and opens directly onto a private, landscaped backyard—an ideal setting for relaxing evenings or enjoying the outdoors in your own peaceful retreat. Enjoy peace of mind with numerous upgrades completed throughout the home, including a high-efficiency furnace (2018), new windows and doors (2019), professionally landscaped backyard with retaining wall (2020), upgraded attic insulation (2022), new washer and dryer (2024) and so much more! Refined, functional, and exceptionally well maintained, this home offers the perfect blend of comfort and style for families seeking a place to call their own. Schedule your private viewing today and experience all this home has to offer.