



**43, 1055 72 Avenue NW  
Calgary, Alberta**

**MLS # A2298145**



**\$360,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Huntington Hills   |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | Townhouse  |               |                   |
| <b>Size:</b>     | 1,077 sq.ft.   | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Private, Street Lighting, Treed |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | \$ 346 |
| <b>Basement:</b>   | Other                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Storage |                   |        |

**Inclusions:** ELECTRONIC DEADBOLT, DOORBELL CAMERA

Welcome Home to Huntington Hills. Tucked into the well-established Huntington Ridge complex, this 3-bedroom, 1.5-bathroom townhouse has more room than you'd expect, with outdoor space front and back, a single attached garage, and a location that truly delivers. The main floor is bright and functional, with a layout that flows naturally from living to dining to kitchen, ideal for everyday life and easy entertaining. Fresh paint and carpet throughout give the home a clean, move-in-ready feel, and the updated half bath on the main level is a practical touch that makes a real difference day-to-day. Step out from the living room onto a full-width balcony the perfect spot for morning coffee or winding down in the evening. Upstairs, three bedrooms offers flexibility, a home office, or a dedicated guest room. The main bathroom is well-appointed and serves the upper level comfortably. Out back, a fully fenced private yard gives you the outdoor space great kids, pets, summer barbecues, a little garden or simply having a space to call your own. The lower level (Front entrance) has a generous 166 sq ft utility and storage room &mdash; not included in the 1,077 sq ft of living space that gives you options for storage that many townhouses simply can't offer. Think home office, seasonal storage, hobby space, or a future workshop. Combined with the attached garage and additional driveway parking, you wont be short on space here. Huntington Hills is a mature, family-oriented NW community with walkable access to many schools, parks, playgrounds, and transit. Nose Hill Park is minutes away for weekend adventures, and Superstore, Centre Street, and Deerfoot Trail keep daily errands and commuting stress-free.