



477 72 Avenue NE
Calgary, Alberta

MLS # A2144651



\$669,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

OPEN HOUSE July 27 & 28thWelcome to this beautifully renovated bungalow with a cozy illegal basement suite! This home has been fully transformed with brand-new windows, the home has a new clay tile roof, siding, and all-new electrical and plumbing. Renovations have been done with permits and city inspection. Step inside to a spacious main floor featuring 3 bedrooms and 2 full bathrooms. The primary bedroom is a standout, with double doors that open to the expansive backyard—perfect for enjoying a seamless indoor-outdoor living experience. The kitchen and bathroom are bright and cheerful, thanks to large skylights that flood the space with natural light. The downstairs illegal suite is just as impressive, offering 2 bedrooms with egress windows and 2 full bathrooms. This home is move-in ready and ensures peace of mind with all its modern updates. Outside, you'll find a huge backyard oasis that's perfect for entertaining or simply enjoying the outdoors. The property backs onto a park, making it an ideal spot for your growing family. The outdoor space also features new concrete work and a huge deck, perfect for hosting gatherings or relaxing in the sun. Plus, the detached double garage provides ample storage and parking space. Don't miss the chance to own this exceptional property, blending modern updates with functional design in a wonderful location!