

38, 1055 72 Avenue NW
Calgary, Alberta

MLS # A2271629



\$350,000

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,048 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Driveway, Front Drive, Tandem		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

GORGEOUS, EXTENSIVELY RENOVATED 3 bedroom condo in the heart of Huntington Hills & close to schools, shopping and the scenic Nose Hill Park! Offering 1047 sqft of developed living space, the main level features living, dining, and kitchen areas, plus a mudroom with direct access to a private, fully fenced backyard. Upstairs, three generous bedrooms share a 4-piece full bath, providing comfortable family living. The list of upgrades is endless & freshly painted with newer flooring and carpet throughout. Newer kitchen appliances, countertops and cupboards, newer doors and windows, closet doors, sliding door to balcony, light fixtures, ceiling fan, and window coverings. Convenient lower-level laundry room and plenty of storage. Washer, dryer, furnace, and hot water tank were all replaced in 2022 for added peace of mind. Enjoy an attached carport (10'8" x 17'3") plus driveway (space for two vehicles) and plenty of visitor parking. The front balcony (3'6" x 17'4") spans the entire length of the home and is accessible from the sunny living room area—perfect for morning coffee or evening relaxation. Pets allowed with Board Approval. Must be seen & you will be impressed!