

712 72 Avenue NW  
Calgary, Alberta

MLS # A2279203



# \$1,099,900

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** One main floor and one basement are furnished and rented as furnished units. Furniture's: Beds, Sofa, dining set etc.

Located in Huntington Hills, this side-by-side full duplex at 710 & 712 72 Avenue NW with newly renovated legal basement suites. Located 15 minutes from downtown with quick access to Deerfoot Trail, airport, local shops, schools, restaurants & major transit station. Both main floors boasting 1032.32 sq ft with 3 bedrooms and 1.5 bathrooms, an expansive open concept floor plan with all NEW windows, recessed lighting and modern finishes. The kitchen is outfitted with full-height gloss-finished cabinets, quartz countertops and stainless-steel appliances with OTR microwave & stacked washer/dryer. The living room has large bay windows. Legal Basements: Comes with separate entry with kitchen, living and dining space. Kitchen has gloss finished cabinets, quartz countertop with stainless-steel appliances. 2 bedrooms shares 4 pc bath. Independent laundry. Renovated with soundproof ceiling. 4 furnaces 1 for each unit with independent thermostat.