

220 72 Avenue NE
Calgary, Alberta

MLS # A2216457



\$670,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, French Door, Granite Counters, Kitchen Island		

Inclusions: Ceiling Fans, Dishwasher, Dryer, Electric Stove, Garage Opener, Garage Remote(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, 2 x White Armoires (Main Laundry Room), 2 x White Armoires (Basement)

Welcome to this inviting 4-bedroom bungalow in the vibrant community of Huntington Hills. With over 2,600 sq ft of thoughtfully designed living space, this home offers exceptional convenience and connectivity. Perfectly situated with multiple access routes in and out of the neighborhood, it's ideal for commuters and busy families alike. Just one block from Centre Street, it offers direct transit service to Calgary's City Centre—this location balances accessibility with lifestyle. Families will appreciate the proximity to a variety of schools, including three elementary schools, a junior high, and a high school, plus nearby parks, shopping, and amenities. Step into a bright and functional main floor, featuring a sun-filled living room with large south-facing windows, centered around a stunning two-way stone fireplace that creates warmth and charm between the living space, kitchen, and dining nook. The kitchen offers exceptional functionality with a generous island, ample cabinetry, a built-in wall pantry, and a spacious open concept dining area complemented by a ceiling fan for added comfort. The home has been refreshed with white paint in key areas including the kitchen, dining nook, hallway, entrance, primary bedroom, and second bedroom, and features new LVP (luxury vinyl plank) flooring on the main floor, as well as new carpet in the primary bedroom — giving the home a clean and modern feel without taking away its original character. There are three bedrooms on the main level, including a spacious primary bedroom with a 3-piece ensuite. One bedroom has been thoughtfully converted into an upper-floor laundry room with built-in shelving and extra storage — a practical convenience that can be easily reversed, thanks to an abundance of space in the basement. The fully finished basement offers even more space, featuring a fourth

bedroom, a full bathroom, a large family room, a dry bar, and a dining/games nook. There are three separate storage areas—including a sizable workshop separated from the furnace room. Additionally, the basement has excellent potential to be easily suited by the new owner(s) if desired as the double attached rear garage is accessible from the basement. Outdoors, this property has a lot to offer. The south-facing front yard is shaded by mature trees and boasts a flower bed that is a gardener's dream. The entrance to the home offers a peaceful, private, fenced in, patio retreat. There's ample room for patio furniture and seasonal planters, creating a perfect setting for relaxing and enjoying the outdoors. The backyard features a multi-tiered patio system—offering plenty of space for outdoor dining, entertaining, or lounging. A paved rear RV pad adds even more flexibility for parking, and storage. With a flexible layout, standout kitchen, loads of storage, and an unbeatable location close to everything, (20-minute drive to the city centre) This gem blends character, comfort, and opportunity. \$60,000 under assessed value as SELLERS ARE MOTIVATED.