

**56, 7205 4 Street NE**  
**Calgary, Alberta**

**MLS # A2303456**



**\$385,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	17.62 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully renovated townhome in the desirable community of Huntington Hills—an ideal opportunity for first-time buyers, investors, or growing families. This move-in-ready home showcases new flooring, a brand-new kitchen, and fresh paint throughout, offering a modern and stylish living space. The stunning new kitchen features quartz countertops, contemporary finishes, and ample cabinet space, seamlessly flowing into a bright and open living area. The main floor is thoughtfully designed with a full bathroom, adding everyday convenience and flexibility. Upstairs, you’ll find three spacious bedrooms along with another full bathroom, making this home stand out with TWO FULL BATHROOMS—perfect for families or shared living. The fully finished basement offers a versatile family room, ideal for relaxing or entertaining. Enjoy the fenced backyard with space for gardening and a charming front yard that enhances the home’s curb appeal. Additional highlights include a brand-new furnace (2026) and hot water tank (2026), a dedicated parking stall, and abundant visitor parking. Located steps from a daycare, schools, shopping, Deerfoot Trail access, and just minutes to downtown—this home checks all the boxes. Don’t miss out—book your showing today!