

31, 7205 4 Street NE
Calgary, Alberta

MLS # A2307589



\$300,000

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this bright and inviting 3-bedroom townhome in the heart of Huntington Hills! Freshly painted and featuring pristine hardwood floors, this well-maintained home offers an east-facing living room filled with natural light from a large picture window, creating a warm and welcoming space to relax or entertain. The functional dining area flows into the kitchen with updated cabinetry and plenty of storage. Upstairs, you’ll find a spacious primary bedroom featuring a beautiful mural feature wall, along with two additional bedrooms and a full bathroom. A convenient half bath is located on the main floor. The unfinished basement offers excellent storage space or future development potential to suit your needs. Step outside to enjoy the private west-facing fenced yard complete with a lovely lilac tree — the perfect spot for summer evenings, gardening, or letting kids and pets play. Updated windows add comfort and efficiency throughout the home. Ideally located close to schools, parks, shopping, transit, and major commuter routes including Deerfoot Trail, Centre Street, 64 Avenue, and Stoney Trail, this is an exceptional opportunity for a first-time buyer, young family, downsizer, or investor looking for a move-in ready property in an established NW community.