

# \$659,000 - 220 72 Avenue Ne, Calgary

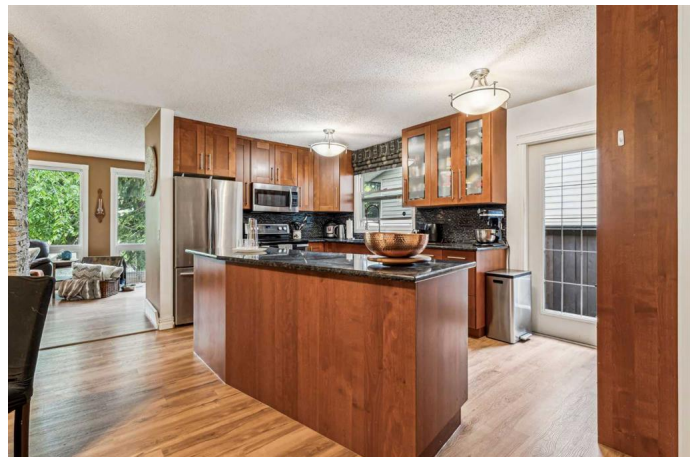
MLS® #A2216457

**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

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.

Built in 1970

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2216457  |
| Price    | \$659,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,398       |
| Acres          | 0.13        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 220 72 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0N9          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Additional Parking, Alley Access, Double Garage Attached, Garage Faces Rear, On Street, RV Access/Parking, See Remarks, Other |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, French Door, Granite Counters, Kitchen Island, Dry Bar                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning, Double Sided, Kitchen, Stone  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed |
| Roof            | Asphalt Shingle   |
| Construction    | Wood Frame, Cedar   |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 16             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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