

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

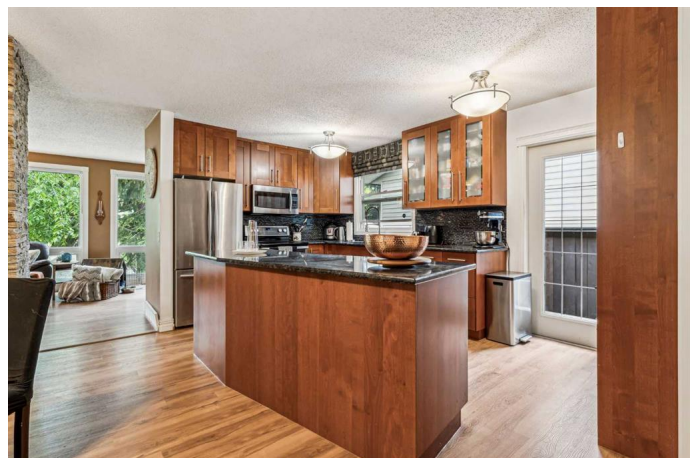
MLS® #A2216457

**\$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	Alley Access, Double Garage Attached, Additional Parking, Garage Faces Rear, On Street, Other, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Dry Bar, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Central
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
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Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed, City Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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