

\$349,900 - 44, 7205 4 Street Ne, Calgary

MLS® #A2247687

\$349,900

3 Bedroom, 2.00 Bathroom, 1,321 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

Open House Aug. 16 12-2! One of the largest units in the complex! This beautifully updated 3-bedroom, 1.5-bathroom townhome offers 1,321 sq/ft above grade and a functional layout perfect for first-time buyers, families, or investors.

The main floor features gorgeous hardwood flooring, a convenient 2-piece powder room, and a stylish kitchen with maple cabinets and stainless steel appliances. Large windows, and updated light fixtures fill the space with natural light and warmth.

Upstairs, enjoy a spacious primary bedroom that easily fits a king-sized bed, two additional generous bedrooms, and a modern 4-piece bathroom. The unfinished basement offers a great layout and is ready for your personal touch. Create a rec room, gym, or extra living space tailored to your needs.

Recent upgrades include a newer washer/dryer, newer high-efficiency furnace and hot water tank giving you peace of mind for years to come.

Outside, the sunny, south-facing fenced backyard is ideal for summer BBQs, relaxing, or letting pets and kids play.

Fantastic location close to parks, schools, daycares, Superstore, Canadian Tire, and with easy access to Deerfoot Trail, 14th Street, and



Centre Street.

Built in 1977

Essential Information

MLS® #	A2247687
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,321
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44, 7205 4 Street Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5S3

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
Exterior	
Exterior Features	Private Entrance
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	M-C1 d75

Listing Details

Listing Office	The Real Estate District
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