

# \$599,900 - 403 72 Avenue Ne, Calgary

MLS® #A2260942

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Charming Bungalow in Prime Huntington Hills Location!

Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow ideally situated in the highly sought-after community of Huntington Hills. Step inside to discover newer vinyl plank flooring throughout the main level, including the spacious living room, dining area, and updated kitchen featuring elegant quartz countertops. The refreshed 4-piece main bathroom adds a modern touch, perfectly complementing the bright and functional layout.

The fully finished basement offers a stylish retreat, complete with a large recreation room, an office/study area, a 3-piece bathroom, and a wet bar - perfect for hosting game nights or relaxing with friends. Outside, enjoy a fenced backyard and a double detached garage, providing both privacy and convenience.

Located across from Saint Hubert Elementary School and a beautiful green space, this home offers an exceptional lifestyle for families. You'll love being just two blocks from Centre Street, within walking distance to schools, parks, Superstore, restaurants, and public transit. With easy access to Deerfoot Trail, 64 Avenue, and just 15 minutes to downtown, this property combines comfort, convenience, and community charm.



Donâ€™t miss your chance to own this fantastic home in one of Calgaryâ€™s most family-friendly neighborhoods!

Built in 1973

**Essential Information**

MLS® #	A2260942
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	403 72 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5H7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s), Bar
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2025
Zoning	RCG

## Listing Details

Listing Office	Kingsland Realty
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