

\$774,900 - 815 72 Avenue Nw, Calgary

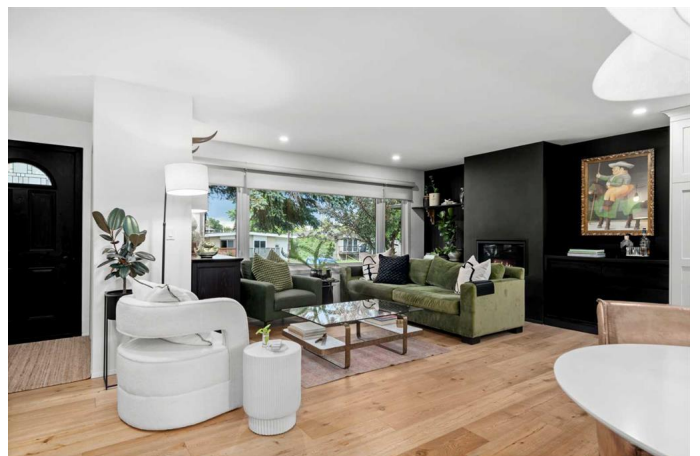
MLS® #A2146718

\$774,900

5 Bedroom, 3.00 Bathroom, 1,254 sqft
Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

Welcome to 815 72nd Avenue NW! From the thoughtfully curated interior design to its amazing location, you™re going to love every detail. This one-of-a-kind 4 level split offering 2,385 SqFt of living space underwent a complete renovation in 2018. The fully customized Legacy kitchen is both high function and design. Entertaining and organization is a breeze with the top-of-the-line Electrolux appliances including double ovens (one convection oven / microwave combo and one gas range), 60" counter depth, side-by-side built-in fridge and freezer unit, fully customized cabinetry equipped with 2 large pantries with pull outs, hidden garbage and recycling, spice drawer, and large coffee bar. The 8" encaustic cement tile, open shelving, and flexible seating options (room for a 10+ foot island or table) make this kitchen a real stand out! A sleek gas fireplace is the focal point of the living room while surrounding built-ins add practicality and style. Underfoot, 8" plank white oak Westvalley hardwood floors run throughout the main, upper, and lower levels. Head up the stairs fitted with custom nosings to the 2nd level to find 3 generously sized bedrooms and a 5pc bath. The bathroom features a Legacy dual vanity, custom mirrors, lighting, and designer tiling. The primary bedroom offers a feature wall with custom millwork and a built-in wardrobe system. Accessible plumbing in the linen closet allows for the easy addition of upstairs laundry. Downstairs, you™ll find the family



room complete with a custom Legacy wet bar, beverage fridge, and grass cloth feature wall. Completing this level is a 4th bedroom/office, a 2pc bathroom with an original 1968 character vanity, and 2 storage closets (one with accessible plumbing for easy bathroom expansion). The fully finished basement provides additional living space with a den that easily doubles as a sleeping area, a 5th bedroom, and an expansive 5pc bathroom with dual vanities and laundry area. The zero-maintenance, south-facing backyard is a private retreat with multiple outdoor living spaces, 2 massive decks, and a 6-person saltwater Arctic Spa hot tub. An oversized, heated, drywalled, insulated double garage and room for RV parking or garage expansion complete the package. Additional upgrades include Hunter Douglas window coverings throughout, including blackout blinds in all bedrooms and office spaces. The home also features upgraded electrical, plumbing, and HVAC systems, along with a new hot water tank, water softener, and humidifier installed in 2018. Exterior upgrades include freshly painted siding and new site-built eavestroughs and downspouts. This prime location is walking distance to all levels of schools, Thornhill Aquatic Centre, the public library, and the Centre Street Bus Loop. Minutes from Nose Hill, all major thoroughfares, the airport, and 10 minutes to downtown! This an excellent opportunity for buyers and investors alike to secure a great home in an up-and-coming neighbourhood.

Built in 1968

Essential Information

MLS® #	A2146718
Price	\$774,900
Sold Price	\$781,500

Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	815 72 Avenue Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0P5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar
Appliances	Bar Fridge, Convection Oven, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
-------------------	------------------------

Lot Description	Back Lane, Low Maintenance Landscape, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	August 27th, 2024
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.