

\$249,900 - 111, 1055 72 Avenue Nw, Calgary

MLS® #A2164038

\$249,900

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

Opportunity Knocks in Huntington Ridge - Calling all Investors and First-Time Buyers! Have you been dreaming of an affordable home in an established NW community? This 2-storey end-unit townhome in the heart of Huntington Hills offers just that! With 960 sqft. of thoughtful living space, 2 bedrooms, and 1 bathroom, this home offers a fantastic opportunity to add sweat equity and make it your own. Nestled in a well-managed complex with low condo fees, this home offers in-suite laundry, a fenced front yard (lawn maintained by the condo corp.), and 1 assigned parking stall. As you enter the home you'll love the bright windows in the living room and the functional kitchen and dining areas. The spacious utility room on the main floor offers additional storage space to keep you organized. Plus, there's ample storage in the crawl space under the unit, ensuring that your seasonal items are tucked away and accessible. A stacked washer/dryer is conveniently located on the main floor as well. Head upstairs and you will be in awe of the generously sized primary suite that boasts a West-facing balcony - perfect for sunset views. A second bedroom overlooking beautiful lush greenery and 4-piece bathroom complete the upper floor of the home. The location of this home couldn't be more ideal! Families will appreciate the convenient location near schools, with a Catholic Elementary school across the street and a public school just a block away. This home is also minutes from



grocery stores, parks, public transit, and the picturesque Nose Hill Park with its extensive walking paths. Commuters will enjoy quick access to 14 Street, Centre Street, and Deerfoot Trail for easy downtown access. With some TLC and thoughtful renovations, this well-loved home has incredible potential to be beautifully restored. Don't miss out on this fantastic opportunity to invest and create your dream space! VIRTUAL TOUR AVAILABLE!

Built in 1977

Essential Information

MLS® #	A2164038
Price	\$249,900
Sold Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	111, 1055 72 Avenue Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5S4

Amenities

Amenities	None
Parking Spaces	1

Parking	Assigned, Outside, Stall
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Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Microwave, Range Hood, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 17th, 2024
Days on Market	5
Zoning	SR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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