



710 / 712 72 Avenue NW
Calgary, Alberta

MLS # A2305351



\$1,295,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,053 sq.ft.	Age:	1968 (58 yrs old)
Beds:	10	Baths:	4 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Other	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: 4 washers / 4 dryers / 4 Hood Fan / 4 stove / 4 Refrigerators / 4 Dishwashers

4 LEGAL SUITES - FULLY RENOVATED - TURNKEY INVESTMENT PROPERTY! Welcome to this exceptional side-by-side LEGAL DUPLEX in the highly sought-after community of Huntington Hills, offering FOUR SELF-CONTAINED LIVING SPACES with LEGAL BASEMENT SUITES—perfect for investors or multi-generational living. Upstairs on both sides, you’ll find BRIGHT, OPEN LIVING SPACES with 3 BEDROOMS and 1.5 BATHROOMS, designed for comfortable everyday living. Both upper levels also feature a 2-PIECE ENSUITE BATHROOM. Large UPDATED WINDOWS bring in tons of natural light, while the MODERN FINISHES give each unit a clean, contemporary feel. The kitchens stand out with QUARTZ COUNTERS, STYLISH CABINETRY, STAINLESS STEEL APPLIANCES, and BUILT-IN MICROWAVES, plus the added bonus of IN-SUITE LAUNDRY. Downstairs, both units feature PRIVATE ENTRANCE LEGAL SUITES complete with FULL KITCHENS, SPACIOUS LIVING AND DINING AREAS, 2 BEDROOMS, FULL 4-PIECE BATHROOMS, and SEPARATE LAUNDRY. SOUND-INSULATED CEILINGS add an extra layer of comfort and privacy between levels. This property has been extensively upgraded with FOUR FURNACES (INDIVIDUAL THERMOSTATS), TWO NEWER HOT WATER TANKS, UPDATED SEWER LINES, and a NEWER ROOF. Ideally located with QUICK ACCESS TO DEERFOOT TRAIL, just minutes to DOWNTOWN, the AIRPORT, SCHOOLS, SHOPPING, RESTAURANTS, and PUBLIC TRANSIT. A RARE FIND in an established northwest Calgary neighbourhood