



GRASSROOTS
REALTY GROUP

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13, 7205 4 Street NE
Calgary, Alberta

MLS # A2319493



\$361,999

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Treadmill, Propane BBQ.

Recently renovated and beautifully maintained 2 storey townhouse, ideally located in the center of the complex with quick access to Deerfoot Trail for convenient commuting throughout the city. This bright and inviting home features three spacious bedrooms upstairs and 1.5 bathrooms, including a fully renovated upper bathroom. For added peace of mind, ALL POLY B HAS BEEN REMOVED. Major updates include newer windows (2007), roof replacement (2013), newer main floor flooring, BRAND NEW 50 GAL HOT WATER TANK, updated kitchen cabinetry and modern lighting fixtures. The sunny south facing front entrance welcomes you into a functional layout, while the bright rear entrance provides direct access to parking conveniently located right outside the back door. The kitchen flows seamlessly into the dining area and living room, creating an ideal space for everyday living and entertaining. The basement offers a finished flex room perfect for a recreation area, home office, gym, or hobby space, along with plenty of additional storage. Located close to transit, shopping, schools and everyday amenities, this non smoking home offers exceptional value and move in ready convenience. Don't miss your opportunity to own this must see townhouse!