



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

56, 1055 72 Avenue NW
Calgary, Alberta

MLS # A2326321



\$339,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,058 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Vinyl Windows		

Inclusions: n/a

Bright! Beautiful! Colorful! Three bedroom townhouse, 2-bathroom, abundant of cabinets, shelving & storage units for organizing and comes in with a single front attached garage that is perfectly located close to school, shops, Canadian Superstore and all other amenities. Very easy access to Centre Street & will takes only minutes drive to downtown, Deerfoot Trail and 14 Street NW that will take you easily to SAIT, University of Calgary, Foothills Hospital and Children's Hospital. Very affordable townhouse in NW. The unit is just across the visitors parking and playground area. Watch your kids playing from your balcony or watching your visitors arriving. Take a look and this may be a perfect home for you.