



GRASSROOTS
REALTY GROUP

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80, 1055 72 Avenue NW
Calgary, Alberta

MLS # A2328833



\$337,485

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,074 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Vinyl Windows		

Inclusions:	NA
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Welcome to Huntington Ridge! This well-maintained 3 bed, 2 bath townhome with a fully finished walkout basement offers a functional layout, plenty of space (1500 +sq feet of developed space incl. basement and storage area) and numerous updates throughout. Upon entering, you are welcomed by a spacious front entry with excellent closet space. The main floor features a galley-style kitchen, a spacious dining room and a convenient powder room. At the back of the home, the bright and inviting living room opens onto a balcony, providing a great spot to relax and enjoy the outdoors. Your new home also has great views from the living room and balcony! A lovely space to relax after a day's work. Upstairs, you'll find three bedrooms and a full bathroom. The large primary bedroom has great sized closet, and the two additional bedrooms are also spacious. The fully finished walkout basement provides additional living space and direct access to a private deck. This level also includes a laundry area with a large storage room. An assigned parking stall completes the package. Numerous updates have been completed over the years, including repainted kitchen cupboards and new kitchen flooring (2026), a new triple-pane front door and window (2026), triple-pane bedroom windows (2019) and a triple-pane living room window (2026). Additional updates include a refrigerator (2024), dishwasher (2025), hot water tank (2021), screen doors (2023 and 2026), plus a furnace tune-up and vent cleaning completed in May 2026. Located in the established community of Huntington Hills, this move-in-ready townhome offers a great combination of space, functionality and thoughtful updates. The complex has plenty of visitor parking space and features a playground. Your new home is close to Huntington Hills school, St Henry's elementary school, Nose hill

park, shopping and major access roads such as 64 Ave, 14 Street NW, Deerfoot, Stoney trail etc. Don’t miss your opportunity to call Huntington Ridge home!