



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

223 72 Avenue NE
Calgary, Alberta

MLS # A2332164



\$510,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Wood Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Fixer upper 3-bedroom, 1-bathroom bungalow in Huntington Hills. Large living room, ideal for entertaining. Kitchen/dining room combo for family gatherings. Main floor features three bedrooms and a 4 pcs bathroom. Separate back door entrance.. Partially finished basement with newer hot water tank and laundry area. South facing backyard with sunny deck. Oversize two-car detached garage with space for a workshop. Walking distance to Saint Hubert Elementary School and green space. Close to Centre Street, schools, parks, Superstore, restaurants, and public transit. Easy access to Deerfoot Trail and 64 Avenue, just 15 minutes to downtown. Great family-friendly neighborhood lifestyle awaits!