

Listed By: **Tao Guo**
CIR REALTY
403-247-7770
terryguo31@gmail.com

Calgary/Huntington Hills

#34 1055 72 AV NW

\$199,900

Row

Style: 2 Storey
Bedrooms: Above: 2 / Ttl: 2
Bathrooms: Full: 1
Rooms Above: 4
Floor Area: 89 SqM / 955 SF
Year Built: 1977
Taxes: \$1,249 / 2011
Possession: 30 Days Neg



Investor & First Home Buyer alert! Very well maintained no-smoking no-animal 2 bedrooms Townhouse located in an amazing mature community. Close to schools (kindergarten, elementary school, junior high school and high school nearby), superstore and public library. All rooms & windows and yard are sunny south-facing, and walking to playground just needs 30 seconds. Roof newly repaired in March 2012. Newly upgraded Balcony & Fenced, 2 years-old water tank, 2010 washer & dryer but never used. Great Professional Management included Reserve Fund Contributions, Parking, Landscape and Snow Removal, Exterior Maintenance, Cable TV, Insurance for Common Areas, and Visitor parking. Ready for immediate occupancy. Best customer rate mortgage could be assumed if need.



Goods Included: Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

Features: Balcony, No Animal Home, No Smoking Home

Parking: Total: 1 Stall

Amenities: Balconies

