

Listed By: **Tao Guo**  
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**Calgary/Huntington Hills**

**#75 1055 72 AV NW**

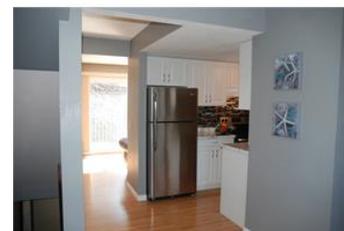
**\$279,000**

Row

**Style:** 2 Storey  
**Bedrooms:** Above: 3 / Ttl: 3  
**Bathrooms:** Full: 1 / Half: 1  
**Rooms Above:** 6  
**Floor Area:** 98 SqM / 1,053 SF  
**Year Built:** 1977  
**Taxes:** \$1,444 / 2016  
**Possession:** 60 Days NEG



Open House Saturday May/20 2~4pm. WELL-MAINTAINED, UPDATED & affordable 2-storey townhome w/ 3 bdrms & 1.5 baths, on a QUIET and CONVENIENT location in Huntington. BRAND NEW KITCHEN w/ stainless steel appliances (2017), NEW GARAGE (2016), NEW WINDOWS (2016), NEW TOILETS(2017), fresh paint (2016). Main floor features kitchen, spacious living room w/ large east-facing balcony. OPEN, BRIGHT, SUNNY, w/ NATURAL LIGHT throughout. Dining room leads to a WEST-FACING private backyard. Upstairs comes with 3 good sized bdrms w/ 4-pc baths, master bdrm featur large closets & large windows w/ city view. Lower level leads to a flex room w/ laundry & storage. EXTRA PARKING on the driveway. Walking distance to schools (three elementary schools and one of which has TLC program, one Junior High, and one high school with IB program), Superstore, library, and recreation center. Public transit nearby. Easy access to Beddington trail, 64 Avenue, and Deerfoot trail. Walking to future green line station. Ideal starter home!



**Goods Included:** Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings-All

**Features:** Balcony, No Animal Home, No Smoking Home, Windows - Vinyl

**Parking:** Enclosed: 1 Total: 2 Single Garage Attached

**Amenities:** Balconies, Playground, Visitor Parking

