



# 1055 72 Avenue Calgary Alberta

\$385,000

Discover this end unit townhouse; a just renovated home facing open greenspace with a private yard in a convenient Northwest location. Here are 5 things we love about this home (and we're sure you will too):

1. **THAT RENOVATION:** An outdated 1970's townhouse that has been completely transformed into a modern and inviting home. Featuring upgraded windows, brand new flooring, brand new magazine-worthy kitchen, walk-in pantry with extra counter space, a modern accent wall entrance, redesigned tiled 4-piece bathroom, custom closets, new interior doors and entrance door.
2. **A FULL-SIZE HOME:** The main floor features a spacious front living room accented by over-sized window, the kitchen opens to the dining area with a spacious walk-in pantry and a laundry area with extra storage space. Upstairs find two, great sized bedrooms. Both have custom closets, with the primary also having a private balcony.
3. **PRIVATE, WEST-FACING YARD:** A rarity in the townhouse market, this home is a corner unit that overlooks a school field, and a clear view of Nose Hill, offering beautiful greenery in the summer. It is complete with a private, fully fenced, westerly exposed backyard (bonus, the condo board is responsible for cutting the grass). The perfect place to entertain, enjoy a coffee, a cocktail or relax at the end of the day.
4. **LOCATION IN THE COMPLEX:** Not only are you a West-facing end unit you are steps to your parking stall and visitor parking while mature trees provide ample privacy.
5. **A PRIME CENTRAL-NORTHWEST LOCATION:** Huntington Hills is a mature, centrally located community in Calgary's Northwest. Residents enjoy close-by shopping, dining, parks and playgrounds. St. Henry (K-6) is across the street, Dr. J.K. Mulloy School (K-4) is just up the road, and Sir John A MacDonald School is walking distance (15 mins). Commuting Downtown or to the Mountains is a breeze with easy access ...

Kitchen 8.83 Ft x 7.67 Ft  
 Living room 13.33 Ft x 13.25 Ft  
 Dining room 7.33 Ft x 7.67 Ft  
 Storage 4.58 Ft x 4.42 Ft

Furnace 6.17 Ft x 4.42 Ft  
 Primary Bedroom 15.58 Ft x 13.17 Ft  
 Bedroom 10.92 Ft x 12.00 Ft  
 4pc Bathroom 5.08 Ft x 8.42 Ft

Listing Presented By:



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