



## 220 72 Avenue Calgary Alberta

\$659,000

Welcome to this inviting 4-bedroom bungalow in the vibrant community of Huntington Hills. With over 2,600 sq ft of thoughtfully designed living space, this home offers exceptional convenience and connectivity. Perfectly situated with multiple access routes in and out of the neighborhood, it's ideal for commuters and busy families alike. Just one block from Centre Street, it offers direct transit service to Calgary's City Centre--this location balances accessibility with lifestyle. Families will appreciate the proximity to a variety of schools, including three elementary schools, a junior high, and a high school, plus nearby parks, shopping, and amenities. Step into a bright and functional main floor, featuring a sun-filled living room with large south-facing windows, centered around a stunning two-way stone fireplace that creates warmth and charm between the living space, kitchen, and dining nook. The kitchen offers exceptional functionality with a generous island, ample cabinetry, a built-in wall pantry, and a spacious open concept dining area complemented by a ceiling fan for added comfort. The home has been refreshed with white paint in key areas including the kitchen, dining nook, hallway, entrance, primary bedroom, and second bedroom, and features new LVP (luxury vinyl plank) flooring on the main floor, as well as new carpet in the primary bedroom -- giving the home a clean and modern feel without taking away its original character. There are three bedrooms on the main level, including a spacious primary bedroom with a 3-piece ensuite. One bedroom has been thoughtfully converted into an upper-floor laundry room with built-in shelving and extra storage -- a practical convenience that can be easily reversed, thanks to an abundance of space in the basement. The fully finished basement offers even more space, featuring a fourth bedroom, a full bathroom, a large fa...

Recreational, Games room 22.33 Ft x 13.58 Ft

Bedroom 14.42 Ft x 13.17 Ft

4pc Bathroom 8.92 Ft x 7.17 Ft

Storage 24.42 Ft x 12.75 Ft

Storage 11.83 Ft x 4.42 Ft

Storage 4.92 Ft x 3.00 Ft

Other 19.25 Ft x 9.67 Ft

Living room 17.83 Ft x 12.17 Ft

Office 9.67 Ft x 9.00 Ft

Primary Bedroom 12.58 Ft x 12.58 Ft

Laundry room 12.42 Ft x 11.17 Ft

Bedroom 11.17 Ft x 8.58 Ft

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Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Furnace	9.50 Ft x 6.00 Ft	3pc Bathroom	7.50 Ft x 5.42 Ft
Foyer	7.17 Ft x 6.58 Ft	3pc Bathroom	9.00 Ft x 5.00 Ft
Dining room	16.42 Ft x 10.83 Ft	Dining room	11.17 Ft x 7.42 Ft