



# 1055 72 Avenue Calgary Alberta

\$389,900

Welcome to this spacious and updated 3-bedroom, 2-bathroom townhouse in the popular community of Huntington Hills. Located in the well maintained and professionally managed Huntington Ridge complex, this end unit with an attached garage and additional driveway parking is a rare find. This sunny, quiet, corner unit faces east, with a west facing patio offering lots of natural light throughout. The main floor features hardwood and tile flooring. The updated galley style kitchen includes newer cabinetry, granite countertops and full height ceramic tile backsplash. The generous living room features sliding doors leading to a large east facing balcony. The dining room looks outside to a fully fenced west facing deck that is great for family gatherings & entertaining. Additionally, there is custom storage at the backdoor and a convenient 2-piece bathroom. Upstairs you will find three bedrooms, each offering hardwood floors, ample space, and plenty of natural light. The oversized primary bedroom includes beautiful city views. An updated 4-piece bathroom and linen closet complete this level. The lower level features a laundry area and a storage room large enough to double as a home office. Recent updates include all new windows throughout, upgraded attic insulation and a new hot water tank (2025). Prime Location: Just minutes from the serene Nose Hill Park, perfect for outdoor enthusiasts and nature lovers. Conveniently located near Superstore, schools, playgrounds, and public transit - all your daily needs are within easy reach. (id:6769)

Office 10.92 Ft x 9.75 Ft  
Furnace 5.50 Ft x 9.58 Ft  
Living room 17.17 Ft x 9.92 Ft  
Kitchen 10.67 Ft x 6.92 Ft  
2pc Bathroom 6.83 Ft x 2.50 Ft  
Dining room 9.83 Ft x 13.17 Ft

Other 8.33 Ft x 6.33 Ft  
Bedroom 9.50 Ft x 12.58 Ft  
Bedroom 8.92 Ft x 11.00 Ft  
4pc Bathroom 7.25 Ft x 4.92 Ft  
Primary Bedroom 13.50 Ft x 11.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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