

# \$469,900 - 117 72 Avenue Ne, Calgary

MLS® #A2246659

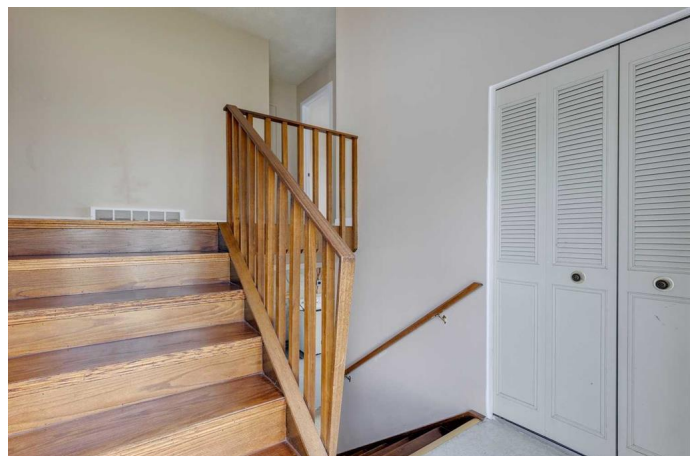
**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.08 Acres

Huntington Hills, Calgary, Alberta

Amazing opportunity in Huntington Hills! Spacious, half duplex w/1700 sq.ft of developed living space. This functional floorplan includes 3 bedrooms and 2 full bathrooms. Large living w/big picture window floods the space with natural light and is the perfect spot to unwind. Plus, the corner wood burning fireplace & stone façade creates great ambience for those winter nights. Kitchen offers good storage and is open to both the living room and dining room plus you get a window over the sink. Dining room can easily host your big family dinners w/a patio door that leads out to the private balcony. Primary bedroom is well-sized and can accommodate all your furniture. 2nd bedroom and 4-pc bathroom complete this level. Head downstairs to the huge rec space—perfect for movie nights or a place for the kids to play. 3rd bedroom is quite spacious w/a nice big window. One of the perks of the bi-level style is you don't feel like you are in the basement. Large storage room offers plenty of space for all your belongings or easily convert the area into a 4th bedroom given the size. Newer torched roof (approx. 6 years old) and a high-efficient furnace was installed in 2012. Fully fenced backyard w/a parking stall eliminates the need to park on the street. Great location! Walking distance to Superstore & ½ block to Center St—just hop on the #3 for easy access into downtown. All levels of schools are within a short radius! First time buyer? Looking to downsize? Searching for an



investment property? This is the one!

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246659               |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.08                   |
| Year Built     | 1971                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 117 72 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0N8          |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 1                              |
| Parking        | Off Street, Parking Pad, Stall |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Storage, Tile Counters                         |
| Appliances        | Electric Stove, Refrigerator, Window Coverings |
| Heating           | Fireplace(s), Forced Air                       |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Wood Burning                                   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance, Storage             |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Flat Torch Membrane, Flat             |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.