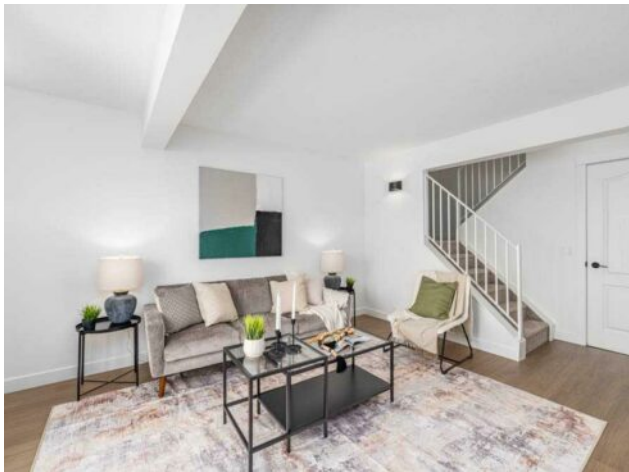DON'T GAMBLE WITH YOUR HOME.

RE/MAX JACK
OUELLETTE
ASSOCIATE

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20, 1055 72 Avenue NW
Calgary, Alberta

MLS # A2240560

$349,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	956 sq.ft.	**Age:**	1977 (48 yrs old)
Beds:	2	**Baths:**	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 289
Basement:	None	**LLD:**	-
Exterior:	Brick, Wood Frame, Wood Siding	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Step into this bright and cheerful 2-bedroom, 1 bathroom townhouse, freshly renovated and ready to impress! Nestled in a quiet, well-maintained complex in northwest Calgary, this gem is perfectly located near schools, parks, a rec centre, and great shopping. Inside, you'll love the modern updates—from the sleek new kitchen with all-new appliances to the stylish vinyl flooring and fresh paint throughout. The primary suite is a generous size - big enough for a king bed - and has its own private balcony! The upper floor also has a second good size bedroom and a full bathroom. There's even a brand-new washer and dryer for your convenience. Enjoy sunny days in your private, fenced yard, and never worry about parking with your own stall right out front. This home blends comfort, style, and location—truly the best of all worlds!