

# \$625,000 - 220 72 Avenue Ne, Calgary

MLS® #A2216457

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

\*\*\*Open House Aug 16, 12:00pm to 4:00pm\*\*\*Prepare to have your socks knocked off by a house that dares to be different. Forget those bland beige boxes—this 1970s Huntington Hills bungalow has just had its price slashed and it’s itching to stir up some neighbourhood envy. With over 2,600 sq ft of updated living space and a flexible 4-bed/3-bath layout, it flaunts the kind of room and personality you can’t fake.

Step onto the main floor and let the sunshine in. Massive south-facing windows bathe the living area in light, and a show-stopping two-way stone fireplace grabs every guest’s attention. The kitchen refuses to hide; there’s a large island, built-in pantry and granite counters plus enough storage to make a minimalist cringe. Fresh luxury vinyl plank floors and paint keep things current but the soul of the home is pure vintage cool. Three bedrooms occupy this level, including a primary suite with 3-piece ensuite, while one bedroom has been rebelliously converted into a main-floor laundry with shelving and storage. Love it or hate it—your knees will thank you. Need the extra bedroom? Flip it back and stick the laundry downstairs.

Downstairs is full of surprises. New carpet just went in, and there’s a fourth bedroom, a full bath, a sprawling family room, dry bar, games nook and three separate storage zones, including a workshop for your inner



mad scientist and the double attached rear garage is accessed from the basement,

Outside, the 5,640-sq-ft lot laughs in the face of postage-stamp yards. The south-facing front yard is draped in mature trees and has a flower bed begging for a gardener’s touch. A freshly landscaped side path leads to a private fenced patio that feels like your own hidden speakeasy. The backyard boasts a multi-tiered patio system for epic barbecues or quiet morning coffee, and there’s a paved RV pad for your toys.

Location? One block off Centre Street with direct transit to downtown, walking distance to multiple schools, parks and shops and only about 20 minutes to the city centre”so even your commute can’t kill your vibe.

If you want another cookie-cutter flip, scroll on. If you’re craving a home with swagger, storage and a freshly lowered price, get in here before someone else beats you to it.

Built in 1970

Essential Information

MLS® #	A2216457
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,398
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	220 72 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0N9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, On Street, RV Access/Parking, See Remarks, Additional Parking, Alley Access, Garage Faces Rear, Other
# of Garages	2

### **Interior**

Interior Features	Built-in Features, French Door, Granite Counters, Kitchen Island, Dry Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Kitchen, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	84
Zoning	R-CG

### **Listing Details**

Listing Office

Coldwell Banker Mountain Central

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