

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

MLS® #A2246659

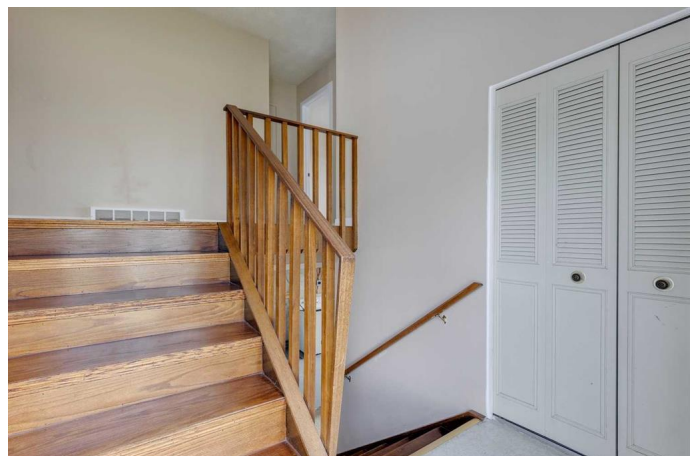
\$469,900

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	13
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.