

37, 7205 4 Street NE
Calgary, Alberta

MLS # A2222741

\$359,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	654 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Primary Downstairs		

Inclusions: Clock between dining and kitchen, Blinds as shown in photos

CENTRAL AIR CONDITIONING!! SEE 3D TOUR! Investor or first-time home buyer alert! This rarely available end unit bi-level townhome with CENTRAL AIR CONDITIONING nearly 1200 developed sq ft in the well managed Huntsview Village complex offers unbeatable value in the sought after community of Huntington Hills. Currently rented to excellent tenants paying \$1,900/month, who are willing to stay and sign a new lease with the new owner, this is a turnkey investment opportunity, or a fantastic option for first-time buyers or downsizers seeking low maintenance living. Thoughtfully maintained and tastefully repainted, the home features a bright and open main level with large windows, durable laminate flooring, a modernized kitchen, and a convenient powder room (half bath) for guests. In addition, a large sliding glass door provides access to your own balcony. The lower level hosts three well-sized bedrooms and a full bathroom, offering privacy and comfort away from the main living space. Recent upgrades include a newer high efficiency furnace, hot water tank, stove, washer, and dryer, providing long-term value and peace of mind. Outside, enjoy your own private fenced yard, ideal for relaxing or letting pets play, along with a dedicated parking stall right out front and nearby visitor parking. Located steps from Calgary Transit bus stops and offering quick access to 64 Avenue, Centre Street, and Deerfoot Trail, commuting is a breeze. Plus, you'll benefit from proximity to the future Green Line LRT. Families will appreciate having several schools within walking distance, including Huntington Hills School (K–6), John G. Diefenbaker High School (10–12), and St. Henry School (Catholic K–6), all within 2 km. Nearby amenities include Nose Hill Park, Huntington Hills Community Centre, Superstore, Deerfoot City Mall, and more. Whether you're looking

to invest or move in, this is a rare opportunity to own an end unit in a well managed, connected, and family-friendly community. Don't miss your chance. Book your showing today!