

44, 7205 4 Street NE
Calgary, Alberta

MLS # A2247687

\$334,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: n/a

One of the largest units in the complex! This beautifully updated 3-bedroom, 1.5-bathroom townhome offers 1,321 sq/ft above grade and a functional layout perfect for first-time buyers, families, or investors. The main floor features gorgeous hardwood flooring, a convenient 2-piece powder room, and a stylish kitchen with maple cabinets and stainless steel appliances. Large windows, and updated light fixtures fill the space with natural light and warmth. Upstairs, enjoy a spacious primary bedroom that easily fits a king-sized bed, two additional generous bedrooms, and a modern 4-piece bathroom. The unfinished basement offers a great layout and is ready for your personal touch. Create a rec room, gym, or extra living space tailored to your needs. Recent upgrades include a newer washer/dryer, newer high-efficiency furnace and hot water tank giving you peace of mind for years to come. Outside, the sunny, south-facing fenced backyard is ideal for summer BBQs, relaxing, or letting pets and kids play. Fantastic location close to parks, schools, daycares, Superstore, Canadian Tire, and with easy access to Deerfoot Trail, 14th Street, and Centre Street.