

# **\$669,000 - 477 72 Avenue Ne, Calgary**

MLS® #A2198678

**\$669,000**

5 Bedroom, 4.00 Bathroom, 1,024 sqft  
Residential on 0.12 Acres

Huntington Hills, Calgary, Alberta

This 5 bdrm + 4 full bath bungalow is nearly renovated right down to the studs! It backs directly onto a park, with double detached garage, clay tile roof, large back deck, all new windows, newer appliances and more! Just under 2,000 sq ft of total living space here. Enjoy the additional front deck, updated poured-concrete walkways, and front lawn with nice setback. Main level includes, front living room and TV/entertaining space, vinyl plank flooring, spacious Kitchen with island + built-in storage, Quartz counters, undermount sink, stainless steel appliances, updated cabinetry, side storage area with stackable laundry rough-in, vaulted ceiling, skylights and LOTS of natural LIGHT overall. The Primary bedroom also features a clever 3-piece ensuite bath and lovely French doors opening onto the back deck and there are also 2 more good sized bedrooms and a 4-pc bath. The lower level features an Illegal basement suite with updated egress windows, wiring and exhaust/vent van rough-ins, new furnace and hot water tank, 2 more bedrooms, another 3-pc and 4-pc bathroom and laundry room with hook-ups. The large, South-facing, backyard features a huge deck with built-in storage and access ramp, double-detached garage, covered bike and item storage beside the garage and you can walk right out to the park. Close to schools, transit, shopping, restaurants and a quick drive to the Calgary International Airport. ALSO possibly a great opportunity to rent out both levels, live-up + rent-down and



this property is also recently City Approved for VRBO and short-term rental!

Built in 1973

### **Essential Information**

MLS® #	A2198678
Price	\$669,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,024
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	477 72 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5H8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, See Remarks, Breakfast Bar, French Door, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full, Suite
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## Exterior

Exterior Features	Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
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Roof	Clay Tile
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	March 4th, 2025
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Days on Market	54
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Zoning	R-CG
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## Listing Details

Listing Office	Real Broker
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