

# \$359,900 - #26, 1055 72 Avenue Nw, Calgary

MLS® #A2244933

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

Spacious Walkout Basement 2-Storey Townhome featuring 3 Bedrooms and 1.5 Bathrooms with numerous recent updates! Freshly painted throughout, this home boasts custom tile flooring on the main level, updated kitchen, and a renovated upstairs bathroom. The lower level has been recently developed with new laminate floors and offers direct access through sliding patio doors to a private fenced backyard and a brand-new deck—perfect for outdoor enjoyment. The laundry/mechanical room provides ample storage.

The main floor offers a generous dining area, a convenient half-bath, and a bright, spacious living room with access to the upper deck for relaxing and enjoying the view. Upstairs, you'll find a large primary bedroom, two additional good-sized bedrooms, and a full bathroom.

This well-maintained complex features a private playground for kids and is in a fantastic location—steps from both Catholic and Public Elementary Schools, and just minutes to Sir John A. Macdonald Jr. High & Diefenbaker High School. Easy access to transit (#2, #3, and #5 routes) and only a short walk to shopping, including Superstore and more! Perfect for first-time buyers or investors—don't miss out!

Built in 1977

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2244933      |
| Price          | \$359,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,000         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | #26, 1055 72 Avenue Nw |
| Subdivision | Huntington Hills       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 5S4                |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Visitor Parking, Playground |
| Parking Spaces | 1                           |
| Parking        | Stall                       |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                      |
| Appliances        | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | None  |
| Lot Description   | Other |

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 22               |
| Zoning         | M-CG d44         |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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