

# \$579,900 - 403 72 Avenue Ne, Calgary

MLS® #A2260942

**\$579,900**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Charming Bungalow in Prime Huntington Hills Location!

Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow ideally situated in the highly sought-after community of Huntington Hills. Step inside to discover newer vinyl plank flooring throughout the main level, including the spacious living room, dining area, and updated kitchen featuring elegant quartz countertops. The refreshed 4-piece main bathroom adds a modern touch, perfectly complementing the bright and functional layout.

The fully finished basement offers a stylish retreat, complete with a large recreation room, an office/study area, a 3-piece bathroom, and a wet bar - perfect for hosting game nights or relaxing with friends. Outside, enjoy a fenced backyard and a double detached garage, providing both privacy and convenience.

Located across from Saint Hubert Elementary School and a beautiful green space, this home offers an exceptional lifestyle for families. You'll love being just two blocks from Centre Street, within walking distance to schools, parks, Superstore, restaurants, and public transit. With easy access to Deerfoot Trail, 64 Avenue, and just 15 minutes to downtown, this property combines comfort, convenience, and community charm.



Don't miss your chance to own this fantastic home in one of Calgary's most family-friendly neighborhoods!

Built in 1973

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260942    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,145       |
| Acres          | 0.10        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 403 72 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 5H7          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Wood Frame, Metal Siding |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 20                |
| Zoning         | RCG               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Kingsland Realty |
|----------------|------------------|

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