

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

MLS® #A2198678

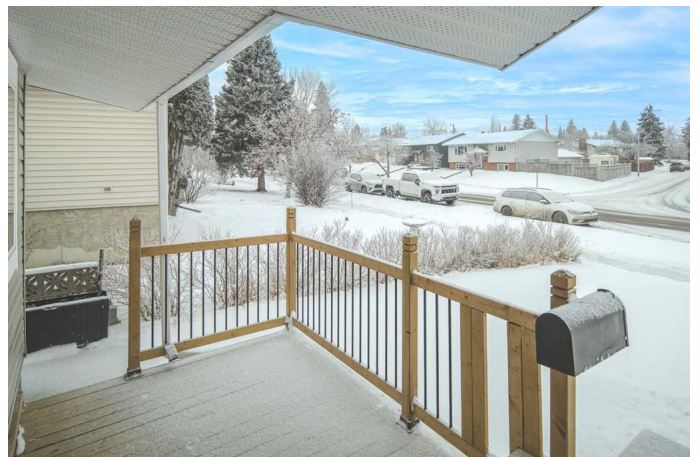
**\$669,000**

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 | Breakfast Bar, French Door, Kitchen Island, See Remarks, 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

**Exterior**

Exterior Features      Private Yard, Storage

Lot Description        Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Front Yard

Roof                      Clay Tile

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             March 4th, 2025

Days on Market        45

Zoning                  R-CG

**Listing Details**

Listing Office           Real Broker

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