

# \$589,000 - 220 72 Avenue Ne, Calgary

MLS® #A2216457

**\$589,000**

4 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

\*\*\*Open House Sunday Oct. 5th \*\*\* Come for Coffee or Tea and I can tell you all about this great bungalow at 220 72 Ave NE â€” a bold, unapologetic 1970s bungalow thatâ€™s never been afraid to stand out, and now itâ€™s freshly prepped for fall. With over 2,600 sq ft of finished living space, a flexible 4-bedroom / 3-bath layout, and a generously sized lot, this home brings personality, storage, and space to spare.

And yes, it literally has a clearer outlook on life â€” because as of this week, the windows and siding have both been professionally pressure-washed. This house is now seeing the world more clearly than half your relatives at Thanksgiving dinner. The hedge out front also got a crisp fall trim.

Step inside and feel the sunshine pour through the massive south-facing windows, flooding the living room with natural light. The two-way stone fireplace anchors the space with vintage flair, while luxury vinyl plank flooring and fresh paint give the main level an updated, move-in-ready feel.

The kitchen doesnâ€™t shy away from attention either â€” complete with a large island, granite countertops, built-in pantry, and so much storage itâ€™ll make minimalists twitch. Down the hall are three main-floor bedrooms, including a primary suite with a 3-piece ensuite. One bedroom has been cleverly converted into a main-floor laundry room with built-in storage â€” perfect if stairs arenâ€™t your thing. Want the extra bedroom



back? Simply move the laundry elsewhere with a little planning and vision.

Head downstairs to discover a sprawling, fully finished lower level with new carpet, a fourth bedroom, a full bathroom, and expansive flex space — including a family room, games nook, dry bar, and workshop/storage areas.

The double attached garage is accessible from this level and is being offered — as is — due to a ceiling leak. The shingles on the home have been inspected and have 5+ years left, with no current issues.

The outdoor space continues the story:

A private, south-facing front yard with mature trees

A multi-tiered backyard patio perfect for entertaining or quiet fall mornings

A freshly landscaped side path leading to a hidden patio nook

A paved RV pad for your weekend toys or off-season storage

Most homes in this price point don't offer a double garage with alley access and RV parking. This is an opportunity to own a property with features most buyers can't find at this price.

Location-wise, you're just one block off Centre Street, with direct transit access to downtown and walking distance to schools, playgrounds, parks, and shopping.

If you're looking for another cookie-cutter flip, keep scrolling. But if you're craving a home with space, charm, and swagger — plus room to put your own stamp on it — this might just be the one.

Built in 1970

## Essential Information

MLS® #	A2216457
Price	\$589,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,398
Acres	0.13
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	220 72 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0N9

### Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Rear, On Street, Other, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Dry Bar, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Double Sided, Kitchen, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	122
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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