

220 72 Avenue NE
Calgary, Alberta

MLS # A2216457



\$609,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Faces Re		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, French Door, Granite Counters, Kitchen Island		

Inclusions: Ceiling Fans, Dishwasher, Dryer, Electric Stove, Garage Opener, Garage Remote(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, 2 x White Armoires (Main Laundry Room), 2 x White Armoires (Basement)

Welcome to 220 72 Ave NE—a bold, unapologetic 1970s bungalow that’s never been afraid to stand out, and now it’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—because as of this week, the windows and the 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—and for the right buyer, the sellers might be open to trimming the price too. 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 doesn’t shy away from attention either—complete with a large island, granite countertops, built-in pantry, and so much storage it’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—perfect if stairs aren’t your thing. Want the extra bedroom back? Simply move the laundry elsewhere with a little planning and a 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 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 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, swagger, and soul—plus room to put your own stamp on it—this might just be the one.