

# \$319,900 - 109, 1055 72 Avenue Nw, Calgary

MLS® #A2235603

**\$319,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

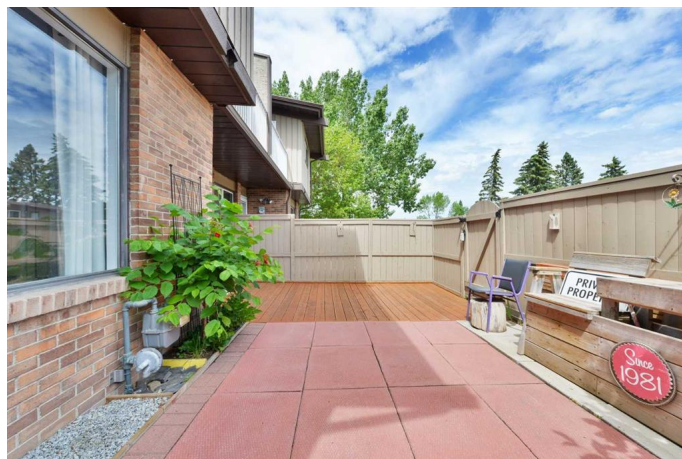
109 1055 72nd Avenue NW is an affordable townhouse with LOW condo fees and an asking price under \$320K! This move-in ready home located in the well maintained and desirable complex of Huntington Ridge in the community of Huntington Hills. A fully fenced yard in front with east exposure has been updated with attractive landscaping and will be a great place to enjoy those warm summer days with friends and family. Inside you have almost 1000 square feet of clean, updated and maintained living space. There are vinyl floors on the main level with carpet upstairs and in the bedrooms. The kitchen is functional with an adjacent eating area. Upstairs you have two generous bedrooms and a full bathroom. The primary bedroom has a private balcony. The condo fees are an affordable \$293.15. The unit comes with one assigned parking stall and the complex has plenty of visitor parking. Both Dr JK Mulloy and St Henry Elementary schools are just across the street. Transportation access here is excellent, and all amenities are close. Quick Possession is possible so you can be in your new home for the start of the school year. This is a great place to call home. Call today for your private viewing!

Built in 1977

## Essential Information

MLS® #

A2235603



|                |               |
|----------------|---------------|
| Price          | \$319,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 968           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109, 1055 72 Avenue Nw |
| Subdivision | Huntington Hills       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 5S4                |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home                                |
| Appliances        | Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Garden, Private Entrance, Private Yard |
| Lot Description   | Front Yard, Landscaped                            |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Wood Frame, Wood Siding                    |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 14              |
| Zoning         | M-CG d44        |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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