

# \$609,000 - 220 72 Avenue Ne, Calgary

MLS® #A2216457

**\$609,000**

4 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

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.

Built in 1970

Essential Information

MLS® #	A2216457
Price	\$609,000
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	Alley Access, Additional Parking, Double Garage Attached, Garage Faces Rear, On Street, Other, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Kitchen Island, Built-in Features, Dry Bar, French Door, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Garage Control(s)
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
Lot Description	Back Lane, Front Yard, Back Yard, City Lot, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	102
Zoning	R-CG

## **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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