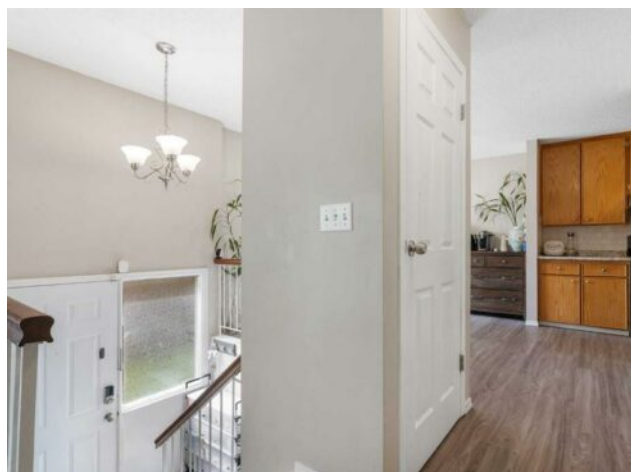


29, 7205 4 Street NE  
Calgary, Alberta

MLS # A2223658



# \$323,500

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	652 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Primary Downstairs		

Inclusions: None

Home sweet home! 3D tour—; an updated bi-level townhome with a fenced yard and private front entry, perfect for first-time buyers or investors! This bright and spacious unit features newer vinyl plank flooring, updated lighting, and neutral paint throughout. The upper level offers an open-concept living and dining area with large windows and direct access to a sunny balcony. The kitchen boasts granite countertops, subway tile backsplash, and classic wood cabinetry with ample storage. Downstairs you'll find three generously sized bedrooms, a full bathroom, and a large laundry room with extra shelving for storage. Enjoy your own private, fully fenced front yard—;ideal for gardening, BBQs, or letting kids and pets play safely. Located just steps from public transit, schools, shops, and restaurants with easy access to Deerfoot Trail and downtown. Well-managed complex with low condo fee!