

**109, 1055 72 Avenue NW
Calgary, Alberta****MLS # A2235603****\$319,900**

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	968 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

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!