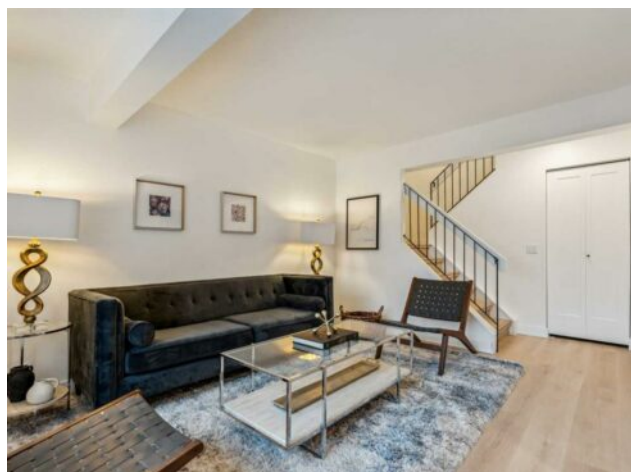


**111, 1055 72 Avenue NW
Calgary, Alberta**

MLS # A2253308



\$339,900

Division:	Huntington Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	983 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 297
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: NA

Discover Townhouse 111; a just renovated end unit, facing open greenspace with a private yard in a convenient Northwest location. Here are 5 things we love about this home (and we're sure you will too): 1. **THAT RENOVATION:** An outdated 1970's townhouse that has been completely transformed into a modern and inviting home. Featuring upgraded windows, brand new flooring, brand new magazine-worthy kitchen, walk-in pantry with extra counter space, a modern accent wall entrance, redesigned tiled 4-piece bathroom, custom closets, new interior doors and entrance door. 2. **A FULL-SIZE HOME:** The main floor features a spacious front living room accented by over-sized window, the kitchen opens to the dining area with a spacious walk-in pantry and a laundry area with extra storage space. Upstairs find two, great sized bedrooms. Both have custom closets, with the primary also having a private balcony. 3. **PRIVATE, WEST-FACING YARD:** A rarity in the townhouse market, this home is a corner unit that overlooks a school field, and a clear view of Nose Hill, offering beautiful greenery in the summer. It is complete with a private, fully fenced, westerly exposed backyard (bonus, the condo board is responsible for cutting the grass). The perfect place to entertain, enjoy a coffee, a cocktail or relax at the end of the day. 4. **LOCATION IN THE COMPLEX:** Not only are you a West-facing end unit you are steps to your parking stall, visitor parking and ample street parking while mature trees provide privacy. 5. **A PRIME CENTRAL-NORTHWEST LOCATION:** Huntington Hills is a mature, centrally located community in Calgary's Northwest. Residents enjoy close-by shopping, dining, parks and playgrounds. St. Henry (K-6) is across the street, Dr. J.K. Mulloy School (K-4) is just up the road, and Sir John A MacDonald School is walking distance (15

mins). Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street, Beddington and Deerfoot Trails and you're a short walk to the bus stop.