

# \$625,000 - 220 72 Avenue Ne, Calgary

MLS® #A2216457

**\$625,000**

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

Huntington Hills, Calgary, Alberta

Prepare to have your socks knocked off by a house that dares to be different. Forget those bland beige boxes—this 1970s Huntington Hills bungalow has just had its price slashed and it's itching to stir up some neighbourhood envy. With over 2,600 sq ft of updated living space and a flexible 4-bed/3-bath layout, it flaunts the kind of room and personality you can't fake.

Step onto the main floor and let the sunshine in. Massive south-facing windows bathe the living area in light, and a show-stopping two-way stone fireplace grabs every guest's attention. The kitchen refuses to hide; there's a large island, built-in pantry and granite counters plus enough storage to make a minimalist cringe. Fresh luxury vinyl plank floors and paint keep things current but the soul of the home is pure vintage cool. Three bedrooms occupy this level, including a primary suite with 3-piece ensuite, while one bedroom has been rebelliously converted into a main-floor laundry with shelving and storage. Love it or hate it—your knees will thank you. Need the extra bedroom? Flip it back and stick the laundry downstairs.

Downstairs is full of surprises. New carpet just went in, and there's a fourth bedroom, a full bath, a sprawling family room, dry bar, games nook and three separate storage zones, including a workshop for your inner mad scientist. Because the double attached



rear garage is accessed from the basement, thereâ€™s potential to create a suiteâ€”perfect for in-laws, out-laws or straight-up rental income.

Outside, the 5,640-sq-ft lot laughs in the face of postage-stamp yards. The south-facing front yard is draped in mature trees and has a flower bed begging for a gardenerâ€™s touch. A freshly landscaped side path leads to a private fenced patio that feels like your own hidden speakeasy. The backyard boasts a multi-tiered patio system for epic barbecues or quiet morning coffee, and thereâ€™s a paved RV pad for your toys.

Location? One block off Centre Street with direct transit to downtown, walking distance to multiple schools, parks and shops and only about 20 minutes to the city centreâ€”so even your commute canâ€™t kill your vibe.

If you want another cookie-cutter flip, scroll on. If youâ€™re craving a home with swagger, storage and a freshly lowered price, get in here before someone else beats you to it.

Built in 1970

**Essential Information**

MLS® #	A2216457
Price	\$625,000
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 Additional Parking, Alley Access, Double Garage Attached, RV Access/Parking, Garage Faces Rear, On Street, Other, See Remarks  
# of Garages 2

### Interior

Interior Features French Door, Granite Counters, Kitchen Island, Built-in Features, Dry Bar  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Microwave Hood Fan  
Heating Natural Gas, Central  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Kitchen, Living Room, Stone, Wood Burning, Double Sided  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Wood Frame, Cedar  
Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025  
Days on Market 62

Zoning

R-CG

## **Listing Details**

Listing Office

Coldwell Banker Mountain Central

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