

\$589,000 - 220 72 Avenue Ne, Calgary

MLS® #A2216457

\$589,000

4 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

Still searching for that amazing deal? It doesn't get better than this. *** 220 72 Ave NE *** This 1970s bungalow has recently had a makeover and is getting serious attention. The main floor kitchen and dining room have been described as stunning and you won't find any other as charming in the new price point. 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.

This property has been prepped for fall and winter as the windows and 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. 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 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 — due to a ceiling leak. The shingles on the home have been inspected and have 5+ years left, with no current issues.

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

Most homes in this price point don't offer a double garage with alley access and RV parking. This is an opportunity to own a property with features most buyers can't find at this price.

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, charm, and swagger — plus room to put your own stamp on it — this might just be the one.

Built in 1970

Essential Information

MLS® #	A2216457
Price	\$589,000
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, Garage Faces Rear, On Street, Other, See Remarks, RV Access/Parking
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	June 5th, 2025
Days on Market	140
Zoning	R-CG

Listing Details

Listing Office	Coldwell Banker Mountain Central
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