

# \$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

Welcome to 220 72 Ave NE — a bold, unapologetic 1970s bungalow that's never been afraid to stand out, and now it's freshly prepped for fall. 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.

And yes, it literally has a clearer outlook on life — because as of this week, 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        | Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Dishwasher, Microwave Hood Fan |
| Heating           | Natural Gas, Central                                                                           |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Double Sided, Kitchen, Living Room, Stone, Wood Burning                                        |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                              |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Level, Treed |



|              |                   |
|--------------|-------------------|
| Roof         | Asphalt Shingle   |
| Construction | Wood Frame, Cedar |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 114            |
| Zoning         | R-CG           |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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