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74, 7205 4 Street NE  
Calgary, Alberta

MLS # A2234744



**\$319,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	675 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, Storage		

**Inclusions:** N/A

With Newer Windows, Doors and Water Tank, this bright, open and charming Bi-Level Townhouse is serenely Nestled within the sought-after and well managed Huntsview Village. Discover this truly charming bi-level end-unit offering an irresistible blend of value, comfort, and convenience. While it's perfectly cozy, its clever design makes it feel wonderfully spacious with over 1,100 sq. ft. of fully developed living space. This 3-bedroom, 1.5-bath gem is just waiting to welcome its new owners to build a home and to build equity. Step inside the inviting foyer, take off your shoes and head upstairs, where you're greeted by a bright, open multi-room layout that is simply charming. The galley-style kitchen with painted white wood cabinetry and a handy pantry, is tucked beside the sunny dining area, all tied together with laminate flooring. It's the perfect spot to add new cabinet doors and complete the transformation to your own personalized haven. The living room is spacious and a dream for relaxing or entertaining, and the sliding doors open up to your very own private raised balcony overlooking your intimate ground level patio – just imagine sipping your morning coffee or unwinding on a warm summer's evening! You'll also find ample storage space in the combination 1/2 bath, laundry, storage room that completes this level, making everyday living a breeze. Downstairs, you'll find all three generously sized bedrooms, each bathed in natural light from large windows. This layout creates such a peaceful retreat, keeping the sleeping quarters separate, quiet and cool. The primary bedroom is spacious, and there's a full 4-piece bath to complete this private haven. Outside, your fenced private front yard is simply adorable – an ideal spot for relaxing or visiting. The complex itself is super cute, with green spaces, walking paths, and mature

trees, near an off leash dog park, and all wonderfully maintained through low monthly condo fees that take care of much of your maintenance for you. Now, for that sweet extra! The water tank is new and all brand new (2021), triple pane vinyl windows throughout. Affordable, functional, and utterly move-in ready, this sweet little townhome is more than just a house; it's a smart choice for easy, charming living. Come see for yourself just how delightful this home truly is!