

# \$299,000 - 92, 7205 4 Street Ne, Calgary

MLS® #A2237480

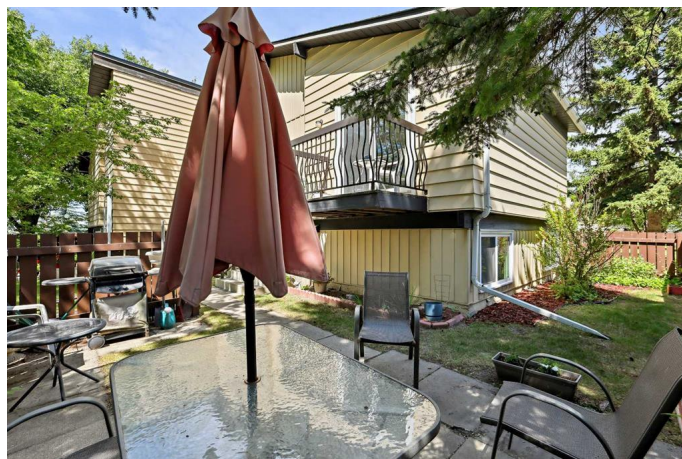
**\$299,000**

3 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

This charming Bi-Level Townhome in Huntington Hills is being offered with a QUICK POSSESSION and is AFFORDABLY PRICED for first time buyers or empty nesters. It is a pet friendly, sunny corner unit townhome with a private yard for gardening and entertaining, right in the heart of family friendly Huntington Hills.. where neighbours look out for each other. The desirable south and east exposure this home offers abundant natural light throughout the day. The unique bi-level layout offers thoughtful separation of living and sleeping spaces. Just a few steps up, you'll find the main living area features a generous living/family room on one side and an open-concept kitchen/dining area on the otherâ€”perfect for everyday living and entertaining. Centrally located between these two spaces is a large laundry/storage room, offering excellent potential to be converted into a second bathroom and laundry space. Downstairs, you'll find three comfortable bedrooms, each with oversized windows that make the lower level feel bright and welcomingâ€”thanks to the raised bi-level design. A four piece bathroom completes this level. The utility room houses the furnace and newer hot water tank, keeping everything conveniently accessible in addition to providing extra storage. This home is sparkling clean and move-in ready but also offers an exciting opportunity for renovations to add value. Best of all, a quick possession is available! Additional parking stalls can easily be



rentedâ€™ideal for families with multiple vehicles. Huntington Hills is a well-established community with everything you need close by: schools, parks, playgrounds, grocery stores, medical clinics, and a vibrant community centre. Commuting is a breeze with direct transit routes to downtown, the University of Calgary, and Foothills Hospital. You're also just minutes from major roadways like Stoney Trail, Deerfoot Trail, and McKnight Blvd. Donâ€™t miss this affordable opportunity in one of Calgaryâ€™s most convenient north-central neighbourhoods!

Built in 1977

**Essential Information**

MLS® #	A2237480
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

**Community Information**

Address	92, 7205 4 Street Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5S3

**Amenities**

Amenities	Visitor Parking
-----------	-----------------

Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	No Smoking Home, Storage, Vinyl Windows, Master Downstairs
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Freezer, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Garden
Lot Description	Corner Lot, Front Yard, Lawn, Private, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	M-C1 d75

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.