

\$549,900 - 403 72 Avenue Ne, Calgary

MLS® #A2260942

\$549,900

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.10 Acres

Huntington Hills, Calgary, Alberta

Charming Bungalow in Prime Huntington Hills Location!

Welcome to this beautifully maintained 3-bedroom, 2-bathroom bungalow ideally situated in the highly sought-after community of Huntington Hills. Step inside to discover newer vinyl plank flooring throughout the main level, including the spacious living room, dining area, and updated kitchen featuring elegant quartz countertops. The refreshed 4-piece main bathroom adds a modern touch, perfectly complementing the bright and functional layout.

The fully finished basement offers a stylish retreat, complete with a large recreation room, an office/study area, a 3-piece bathroom, and a wet bar - perfect for hosting game nights or relaxing with friends. Outside, enjoy a fenced backyard and a double detached garage, providing both privacy and convenience.

Located across from Saint Hubert Elementary School and a beautiful green space, this home offers an exceptional lifestyle for families. You'll love being just two blocks from Centre Street, within walking distance to schools, parks, Superstore, restaurants, and public transit. With easy access to Deerfoot Trail, 64 Avenue, and just 15 minutes to downtown, this property combines comfort, convenience, and community charm.



Don't miss your chance to own this fantastic home in one of Calgary's most family-friendly neighborhoods!

Built in 1973

Essential Information

MLS® #	A2260942
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.10
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	403 72 Avenue Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5H7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	31
Zoning	RCG

Listing Details

Listing Office	Kingsland Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.