

# \$359,900 - 37, 7205 4 Street Ne, Calgary

MLS® #A2222741

**\$359,900**

3 Bedroom, 2.00 Bathroom, 654 sqft

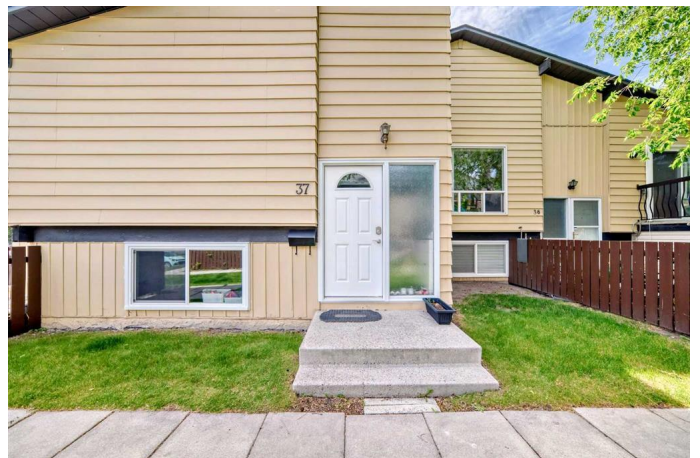
Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

CENTRAL AIR CONDITIONING!! SEE 3D TOUR! Investor or first-time home buyer alert! This rarely available end unit bi-level townhome with CENTRAL AIR CONDITIONING nearly 1200 developed sq ft in the well managed Huntsview Village complex offers unbeatable value in the sought after community of Huntington Hills. Currently rented to excellent tenants paying \$1,900/month, who are willing to stay and sign a new lease with the new owner, this is a turnkey investment opportunity, or a fantastic option for first-time buyers or downsizers seeking low maintenance living. Thoughtfully maintained and tastefully repainted, the home features a bright and open main level with large windows, durable laminate flooring, a modernized kitchen, and a convenient powder room (half bath) for guests. In addition, a large sliding glass door provides access to your own balcony.

The lower level hosts three well-sized bedrooms and a full bathroom, offering privacy and comfort away from the main living space. Recent upgrades include a newer high efficiency furnace, hot water tank, stove, washer, and dryer, providing long-term value and peace of mind. Outside, enjoy your own private fenced yard, ideal for relaxing or letting pets play, along with a dedicated parking stall right out front and nearby visitor parking.

Located steps from Calgary Transit bus stops



and offering quick access to 64 Avenue, Centre Street, and Deerfoot Trail, commuting is a breeze. Plus, you'll benefit from proximity to the future Green Line LRT. Families will appreciate having several schools within walking distance, including Huntington Hills School (Kâ€“6), John G. Diefenbaker High School (10â€“12), and St. Henry School (Catholic Kâ€“6), all within 2 km. Nearby amenities include Nose Hill Park, Huntington Hills Community Centre, Superstore, Deerfoot City Mall, and more.

Whether you're looking to invest or move in, this is a rare opportunity to own an end unit in a well managed, connected, and family-friendly community. Donâ€™t miss your chance. Book your showing today!

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2222741      |
| Price          | \$359,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 654           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 37, 7205 4 Street Ne |
| Subdivision | Huntington Hills     |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2K 5S3 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 1                      |
| Parking        | Stall, Assigned        |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Master Downstairs       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas, Central                                            |
| Cooling           | Central Air                                                                 |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Corner Lot                  |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Aluminum Siding |
| Foundation        | Poured Concrete             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 87             |
| Zoning         | M-C1           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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