

# \$349,900 - 84, 7205 4 Street Ne, Calgary

MLS® #A2208297

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,158 sqft  
Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

Welcome to this charming townhome in the family-friendly community of Huntington Hills. This bright, well-maintained home offers comfortable and convenient living for families or professionals alike. You'll appreciate the inviting layout spanning 1,158 square feet above grade and a finished basement. The main floor welcomes you with a large living area open to the sunny eat-in kitchen with pantry and ½ bathroom. The upper level has 3 spacious bedrooms, a full bath and convenient laundry. The cozy lower level adds versatility for all kinds of hobbies or activities with a large recreation room, workshop and abundant storage spaces. Outdoors you will enjoy a private south-facing deck and fenced yard while the front porch offers shade. Your assigned parking stall is mere steps from your front door, as is visitor parking. Enjoy proximity to schools, parks, shopping, Nose Creek pathways and major roadways for easy commuting. Don't miss the opportunity to make this your new home sweet home. Schedule your viewing today and envision the possibilities awaiting you in this delightful space!



84-7205 4 St NE, Calgary, AB

Main Floor Exterior Area 596.97 sq ft  
Interior Area 557.04 sq ft



0 5 10

PREPARED: 20250403



White regions are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1977

## Essential Information

MLS® # A2208297

Price \$349,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,158
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	84, 7205 4 Street Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5S3

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	19
Zoning	M-C1

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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