

# \$334,900 - 44, 7205 4 Street Ne, Calgary

MLS® #A2247687

**\$334,900**

3 Bedroom, 2.00 Bathroom, 1,321 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

One of the largest units in the complex! This beautifully updated 3-bedroom, 1.5-bathroom townhome offers 1,321 sq/ft above grade and a functional layout perfect for first-time buyers, families, or investors.

The main floor features gorgeous hardwood flooring, a convenient 2-piece powder room, and a stylish kitchen with maple cabinets and stainless steel appliances. Large windows, and updated light fixtures fill the space with natural light and warmth.

Upstairs, enjoy a spacious primary bedroom that easily fits a king-sized bed, two additional generous bedrooms, and a modern 4-piece bathroom. The unfinished basement offers a great layout and is ready for your personal touch. Create a rec room, gym, or extra living space tailored to your needs.

Recent upgrades include a newer washer/dryer, newer high-efficiency furnace and hot water tank giving you peace of mind for years to come.

Outside, the sunny, south-facing fenced backyard is ideal for summer BBQs, relaxing, or letting pets and kids play.

Fantastic location close to parks, schools, daycares, Superstore, Canadian Tire, and with easy access to Deerfoot Trail, 14th Street, and Centre Street.



Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247687      |
| Price          | \$334,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,321         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44, 7205 4 Street Ne |
| Subdivision | Huntington Hills     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K5S3               |

### Amenities

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

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                              |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | High Efficiency, Forced Air, Natural Gas                     |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Lot Description   | Landscaped, Level        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 15                |
| Zoning         | M-C1 d75          |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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.