

# \$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

While regions are excluded from total floor area in EXTERIOR 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 | 17              |
| Zoning         | M-C1            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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