223 72 Avenue NE

Calgary | Active | MLS® A2358723

$699,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1969**	**1,122.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Completely transformed from top to bottom, this extensively renovated bungalow offers a rare opportunity to own a turnkey property loaded with modern upgrades and flexible living options. Showcasing 5 bedrooms, 2 kitchens, separate laundry facilities, and an illegal basement suite with a private entrance, this home is designed to maximize both comfort and value.
The main level features a sophisticated open-concept design enhanced by PREMIUM VINYL FLOORING, A STRIKING FEATURE FIREPLACE, CUSTOM CABINETRY, QUARTZ COUNTERTOPS, AND A FULL PACKAGE OF BRAND-NEW STAINLESS STEEL APPLIANCES. Every space has been thoughtfully updated to create a bright, stylish, and functional living environment. Here you find 3 good sized bedrooms, a bathroom and it's own laundry
The lower level is equally impressive, featuring a self-contained illegal suite with 2 bedrooms, a full kitchen, separate laundry, and spacious living quarters, making it ideal for extended family accommodation or supplemental income.
Major capital improvements include a NEW FURNACE, NEW DUCTING WITH DUAL-ZONE THERMOSTAT SYSTEM (so each unit can control their heat independently, Next Thermostat), NEW HOT WATER TANK, NEW ROOF, NEW STUCCO EXTERIOR, NEW WINDOWS AND NEWLY LANDSCAPED BACKYARD, allowing you to move in with confidence knowing the major expenses have already been completed.
An insulated double detached garage, generous outdoor space, and excellent proximity to shopping, schools, restaurants, and major roadways complete this exceptional package. The location is truly unbeatable. Walk to Real Canadian Superstore, Beddington Towne Centre, schools, parks, playgrounds, restaurants, and transit, while enjoying quick access to major roadways for an easy commute across Calgary

Whether you're looking for a primary residence, an investment property, or a combination of both, this home checks every box.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358723
Bedrooms	5
Bathrooms	2
Year Built	1969
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,122.9 sq. ft.
Main Level Finished Area:	1,122.9 sq. ft.
Below Grade Finished Area:	953.2 sq. ft.
Acreage:	No
Lot Area:	5,974 sq. ft.
Lot Frontage:	58'7"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1969 (Age: 57)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6573JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	7
Parking Total/Covered:	7 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Northeast
Community:	Huntington Hills
Appliances:	Dryer, Washer, Washer/Dryer Stacked
Inclusions:	Dishwasher x2, Electric Stove x2 , Microwave Hood Fan x2, Refrigerator x2
Restrictions:	None Known
Main Floor	Bedroom - Primary · 13' × 9'7" ·
Main Floor	Living Room · 18'11" × 16'9" ·
Main Floor	Laundry · 3'4" × 2'10" ·
Main Floor	Dining Room · 12'7" × 7'1" ·
Main Floor	Kitchen With Eating Area · 11'3" × 10'6" ·
Main Floor	Bedroom · 10'5" × 9'6" ·
Main Floor	Bedroom · 11'11" × 8'11" ·
Main Floor	Mud Room · 6'7" × 5'8" ·

Basement	Bedroom · 10'1" × 10' ·
Basement	Walk-In Closet · 5'3" × 4'10" ·
Basement	Bedroom · 10' × 9'11" ·
Basement	Kitchen With Eating Area · 13'6" × 5' ·
Basement	Laundry · 5'6" × 3'5" ·
Basement	Flex Space · 27'6" × 12'9" ·
Basement	Storage · 13' × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C1
Listed Date:	Nov 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/223-72-avenue-ne-calgary-a2358723/

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