42 1055 72 Avenue NW

Calgary | Active | MLS® A2357358

$325,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1977**	**986.37 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Searching for the perfect first home, a welcoming space for your growing family, or a promising investment property? This charming townhouse offers everything you need!
Ideally situated within walking distance of multiple schools, shopping centres, restaurants, public transit, and playgrounds, this property offers both convenience and comfort. Featuring **3 bedrooms, 1.5 bathrooms, and an additional bonus room**, it is an excellent choice for first-time buyers, growing families, or investors.
The bright and inviting main floor boasts large windows that fill the space with natural light, creating a warm atmosphere for family meals, entertaining, or relaxing evenings around the dining table. Step out onto the spacious main-floor balcony to enjoy beautiful morning sunrises, or unwind in the **private, fully fenced backyard** while taking in the evening sunsets.
Upstairs, you'll find a generously sized primary bedroom, two additional well-proportioned bedrooms, and a full 4-piece bathroom. The lower level offers a versatile bonus room, perfect for entertaining guests or creating a family recreation space, along with a private laundry room providing ample storage.
Recent improvements include a hot water tank replacement in 2024.
Don't miss this wonderful opportunity and book your showing today!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357358
Bedrooms	3
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	986.37 sq. ft.
Condo Fee:	$346.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1977 (Age: 49)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7810015
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Vinyl

Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Carport
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Huntington Ridge
Community:	Huntington Hills
Amenities:	None
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
2nd Floor	Bedroom · 10'10" × 8'10" ·
2nd Floor	Bedroom · 12'8" × 9'8" ·
2nd Floor	Bedroom - Primary · 13'11" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-CG
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-1055-72-avenue-nw-calgary-a2357358/

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