

# \$340,000 - 16, 7205 4 Street Ne, Calgary

MLS® #A2252294

## \$340,000

3 Bedroom, 2.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

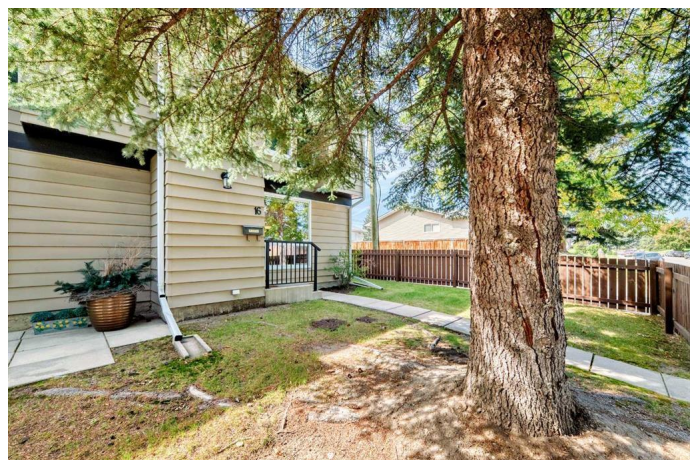
One of the best units in the complex – quiet, private, and tucked away! This bright and spacious 2-storey END UNIT townhome features 3 bedrooms, 1.5 bathrooms, and a massive private SOUTH-facing backyard, perfect for entertaining, gardening, or summer BBQs. The main floor welcomes you with an open-concept layout, gleaming hardwood and tile flooring, and stylish details throughout – including a modern backsplash, updated lighting, and a fun chalk wall. The stainless steel fridge, ceiling fan, and abundance of cabinetry are added bonuses. A sleek, updated half bath completes the main level. Upstairs offers plush carpeting, 3 bedrooms, and a beautifully updated 4 piece bathroom. The large primary bedroom is a highlight, complemented by 2 guest bedrooms. The partially finished basement provides great flexibility with space for a home gym, den, or extra storage. Parking is convenient with a stall at the back entrance plus plenty of visitor parking. Tucked away in a peaceful setting yet close to schools, parks, shopping, Nose Hill Park, and with quick access to Deerfoot Trail, this home is perfect for first-time buyers, young families, or investors. Truly move-in ready!

Built in 1977

## Essential Information

MLS® # A2252294

Price \$340,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,256         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16, 7205 4 Street Ne |
| Subdivision | Huntington Hills     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 5S3              |

### Amenities

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

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage                          |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Lighting, Other, Private Yard          |
| Lot Description   | Corner Lot, Landscaped, Private, Treed |
| Roof              | Asphalt Shingle                        |
| Construction      | Metal Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 12                |
| Zoning         | M-C1 d75          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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