

# \$599,900 - 477 72 Avenue Ne, Calgary

MLS® #A2233996

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,037 sqft  
Residential on 0.12 Acres

Huntington Hills, Calgary, Alberta

OPEN HOUSE 4-7 pm Tuesday, August 26th.

This fully renovated short-term rental property has been meticulously rebuilt from the studs up, with over \$200,000 invested in professional renovations that showcase exceptional craftsmanship and thoughtful design throughout. Featuring 5 spacious bedrooms and 4 full bathrooms, the home is perfectly suited for accommodating large groups and maximizing rental income. Inside, all systems are brand new—including plumbing, electrical, insulation, drywall, and mechanicals—ensuring long-term peace of mind and minimal maintenance. The interior boasts luxury vinyl plank flooring, recessed LED lighting, quartz countertops, sleek cabinetry, and stainless steel appliances. There are moon lights in the kitchen and the main floor bathroom, adding a subtle, stylish glow that enhances both function and ambiance. Each bathroom is beautifully finished with modern tilework, floating vanities, and glass-enclosed showers, while the bedrooms are bright and offer ample storage. Backing directly onto a tranquil park, the property provides scenic views, added privacy, and a desirable outdoor connection for guests. The exterior impresses with new windows, doors, siding, roofing, and refreshed landscaping that enhances curb appeal. Additional features include a freshly poured concrete walkway, new fencing, and secure entry points that blend style and functionality. A double detached garage( interior



measurements- 23 feet X 21.5 feet) offers ample parking and extra storageâ€”a rare and valuable asset for owners and guests alike. A major bonus for Airbnb guests is the home's proximity to multiple transit routesâ€”20, 300, and 301â€”offering seamless and quick access to YYC International Airport and downtown Calgary. Just steps from bus route 20, guests can easily transfer to the express route 300, reaching the airport in about 30 minutes. Additionally, downtown Calgary is accessible in approximately 30 minutes via route 4, providing reliable and convenient transportation options.

With July's bookings already exceeding \$19,000, this property stands as a proven income generator and a standout turnkey investment. Whether you're running a full-time Airbnb, seeking a dual-income property, or looking for flexibility to accommodate multigenerational living, this home offers outstanding versatility and long-term value. It's a rare opportunity to own a professionally rebuilt, high-performing property with a double heated & insulated garage, backing onto a park, in a prime transit-connected location. Please use the Virtual Tour link to explore more.

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233996    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,037       |
| Acres          | 0.12        |
| Year Built     | 1973        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 477 72 Avenue Ne |
| Subdivision | Huntington Hills |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 5H8          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other, Storage  |
| Lot Description   | Rectangular Lot |
| Roof              | Clay Tile       |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 66              |
| Zoning         | RC-G            |

### Listing Details

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