

# \$888,000 - 710 & 712 72 Avenue Nw, Calgary

MLS® #A2228384

**\$888,000**

7 Bedroom, 3.00 Bathroom, 1,989 sqft

Residential on 0.18 Acres

Huntington Hills, Calgary, Alberta

Located in Huntington Hills, this side-by-side full duplex at 710 & 712 72 Avenue NW offers an excellent investment opportunity with incredible potential. Both sides feature 3 bedrooms on the main floor, and partially finished basements—712 includes an additional bedroom in the basement. The unbeatable location and spacious layout make it ideal for future renovation or redevelopment. All appliances are sold as is. Whether you're looking to generate rental income or renovate for long-term value, this property is full of possibilities. Photos only for 710. 712 is tenant occupied until July 31, 2025.

Built in 1968

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228384               |
| Price          | \$888,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,989                  |
| Acres          | 0.18                   |
| Year Built     | 1968                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 710 & 712 72 Avenue Nw |
| Subdivision | Huntington Hills       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 0P4                |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Driveway, Parking Pad |

## Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | No Animal Home, No Smoking Home      |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Close to Clubhouse   |
| Roof              | Flat                 |
| Construction      | Metal Siding, Stucco |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 23             |
| Zoning         | R-CG           |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Realty Link Management.Services Ltd. |
|----------------|--------------------------------------|

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