

\$615,000 - 15 Harlow Avenue Nw, Calgary

MLS® #A2108104

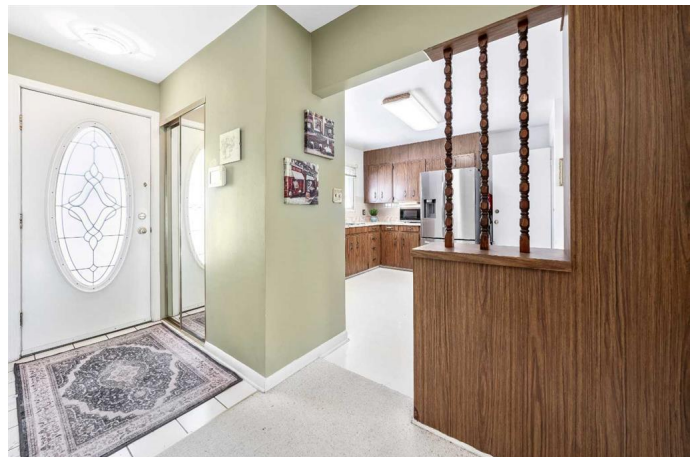
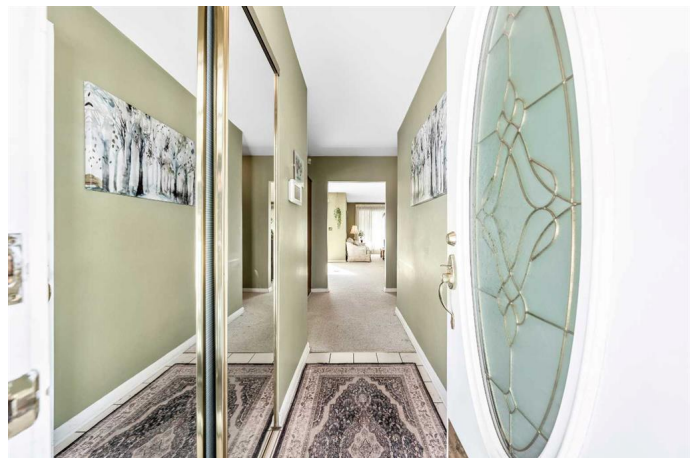
\$615,000

4 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

Highwood, Calgary, Alberta

*****INCREDIBLE OPPORTUNITY & A TOUGH CHOICE!***** 1) Move into this LOVELY TURN-KEY FAMILY HOME 2) Renovate & create YOUR DREAM HOME 3) INVESTORS PRIME LOCATION for INFILL/DUPLEX DEVELOPMENT (Zoned RC2)** WELCOME HOME to this CLASSIC FULLY DEVELOPED BUNGALOW, perfectly positioned on a HUGE 55FT LOT FRONTING HIGHWOOD PARK in the Highly Coveted INNER CITY Community of Highwood! LOCATION LOCATION LOCATION! Surrounded by Parks, Playgrounds, Pathways & Boasting more than 2300ft over 2 levels, this Charming BUNGALOW offers a SEAMLESS flow & BRIGHT OPEN design, compliments of the LARGE WINDOWS throughout! The main level showcases an Inviting entrance, BRIGHT & SPACIOUS Living Room w/ cozy STONE FIREPLACE, Separate Dining Room & a Well Appointed TRADITIONAL KITCHEN w/ Ceiling Height Cabinetry, Stainless Appliances & Pantry. Completing the main floor is a Large Master Bedroom w/ ample CLOSET SPACE, sizable 2nd & 3rd bedrooms & a Full 4pc Bathroom. The FULLY DEVELOPED Lower Level features a MASSIVE Family Room & Large Rec/Games Room - the ideal spot for Family movie nights! Rounding off this level is a 4th Bedroom, Full 3pc Bathroom, Large Laundry Room & 3 additional STORAGE areas. Step out back into your EXPANSIVE Fully FENCED SOUTH Facing Backyard w/ HUGE MATURE TREES - THE spot for BBQ's



& Entertaining, relaxing on the DECK w/ your favorite drink, creating the GARDEN of your DREAMS & enjoying plenty of outdoor activities w/ the Family! The Backyard also offers direct ALLEY ACCESS & ample SPACE for future RV PARKING. Located in one of Calgary's PREMIER INNER CITY Communities, Highwood is a Mature FAMILY FRIENDLY Neighborhood surrounded by TRANQUIL Walking & Bike Paths & close to NOSE HILL PARK, CONFEDERATION PARK, Great SCHOOLS, Shopping & many Fantastic Amenities for a YEAR ROUND Active Lifestyle. You can also step right outside your door for a short stroll to Highwood OUTDOOR POOL, SKATING RINK, COMMUNITY HALL, TENNIS COURTS & SO MUCH MORE, all within walking distance! Don't miss out on this INCREDIBLE OPPORTUNITY to live in a Fantastic INNER-CITY Neighborhood, less than 10 min from downtown! Simply MOVE IN & start making new memories w/ your Family in this TURN-KEY Home!

Built in 1955

Essential Information

MLS® #	A2108104
Price	\$615,000
Sold Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	15 Harlow Avenue Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2G2

Amenities

Parking	Off Street
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Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Built-In Oven, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 9th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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