\$675,000 - 174 Heston Street Nw, Calgary

MLS® #A2112257

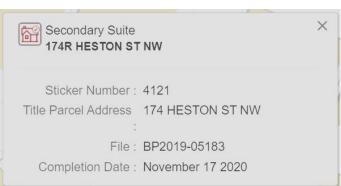
\$675,000

3 Bedroom, 2.00 Bathroom, 849 sqft Residential on 0.12 Acres

Highwood, Calgary, Alberta

LEGAL SECONDARY SUITE | R-C2 | \$3,200/MONTH RENTAL INCOME | PRIME CORNER LOT - Capitalize on this attractive investment with a charming bungalow featuring a LEGAL SECONDARY SUITE. | 1,521.30 sqft Finished Area Measured | Enjoy substantial income generation, with a total of \$3,200/month: \$2,000 from the main floor's month-to-month tenancy and \$1,200 from the basement suite leased until 07/31/2024. This property boasts a PRIME CORNER LOT with two alleys, offering ample outdoor space and privacy. The main floor is accented with OAK HARDWOOD floors, a bay window in the kitchen, and stainless steel appliances nestled within oak cabinets. The bright and inviting basement suite provides UPDATED KITCHEN amenities, FULL-SIZE APPLIANCES, and a 3PC BATH bathed in natural light. Additional advantages include SEPARATE ENTRANCES for each unit, a HIGH-EFFICIENCY FURNACE, and a DETACHED SINGLE GARAGE built in 2011. Utility costs range from \$287.93 to \$514.30 a month (06/2023 -02/2024), with the internet being the tenant's responsibility. This property stands as a WISE PASSIVE INCOME SOURCE with excellent potential for appreciation. VIEWINGS REQUIRE 24 HOURS NOTICE to accommodate tenant schedules, preserving the harmony of tenant agreements and showing coordination. This bungalow is not just a residence; it's an EXCEPTIONAL INVESTMENT opportunity waiting for you.







Essential Information

MLS® # A2112257
Price \$675,000
Sold Price \$681,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 849
Acres 0.12
Year Built 1956

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 174 Heston Street Nw

Subdivision Highwood
City Calgary
County Calgary
Province Alberta
Postal Code T2K 2C4

Amenities

Parking Spaces 2

Parking Gravel Driveway, Single Garage Detached

Interior

Interior Features See Remarks, Separate Entrance

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplaces None
Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Garden, Private Entrance

Lot Description Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard,

Garden, Landscaped, Wedge Shaped Lot, Sloped Down

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2024
Date Sold March 9th, 2024

Days on Market 4

Zoning R-C2 HOA Fees 0.00

Listing Details

Listing Office Homecare Realty Ltd.

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