

\$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.



Built in 1956

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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