

\$719,900 - 79 Holly Street Nw, Calgary

MLS® #A2124962

\$719,900

4 Bedroom, 2.00 Bathroom, 948 sqft

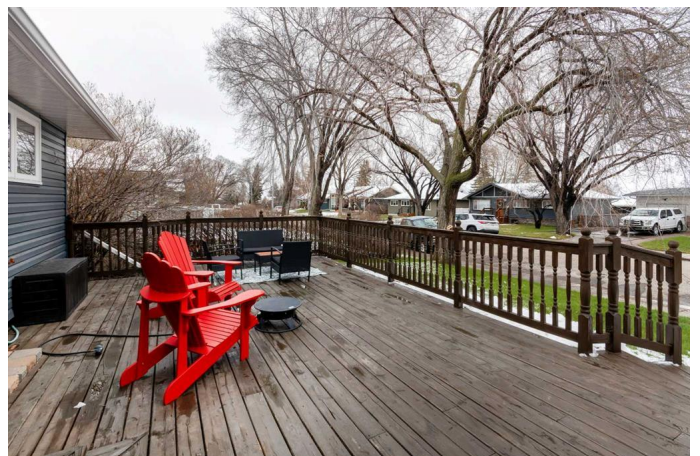
Residential on 0.13 Acres

Highwood, Calgary, Alberta

Highwood is an established community where it's common to hear a neighbour mention their multigeneration connection to the neighbourhood. This property offers a great home in this community and holds substantial investment potential.

This charming bungalow includes a kitchen open to the dining room and living room, 4 bedrooms, 2 bathrooms, and a flexible bonus room. Modern upgrades include a new kitchen with island, updated bathrooms, new light fixtures, refinished hardwood floors and new windows. The basement was recently renovated with a large bedroom with an attached ensuite, a large family room and bedroom/flex room (both bedroom and flex room have updated windows to meet egress standards). This home includes hail resistant shingles, newer siding, A/C, large front deck, covered barbeque eating area and shed. The detached oversized double garage (23'x25') off the back alley is a standout feature, not only is it insulated and heated but it is also equipped with reinforcement for an engine hoist, a large workbench, built-in shelving, an adjoining parking pad for up to 3 vehicles.

This property has all kinds of investment opportunities with easy suiting of the basement, great rental potential of the garage and the sought after 57' lot with R-C2 zoning. Highwood is an attractive location with tree canopy covered streets, the Highwood Outdoor pool, multiple playgrounds, and is in close proximity to parks like Nose Hill and



Egerts. There are a variety of schools within walking distance including the popular Highwood School which offers a Mandarin Bilingual program. With easy access to amenities, restaurants, and downtown, this property embodies convenience and investment potential.

Built in 1955

Essential Information

MLS® #	A2124962
Price	\$719,900
Sold Price	\$714,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	79 Holly Street Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2C9

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Parking Pad, See Remarks, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 10th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Houston Realty.ca
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.