

\$659,986 - 35 Heston Street Nw, Calgary

MLS® #A2137110

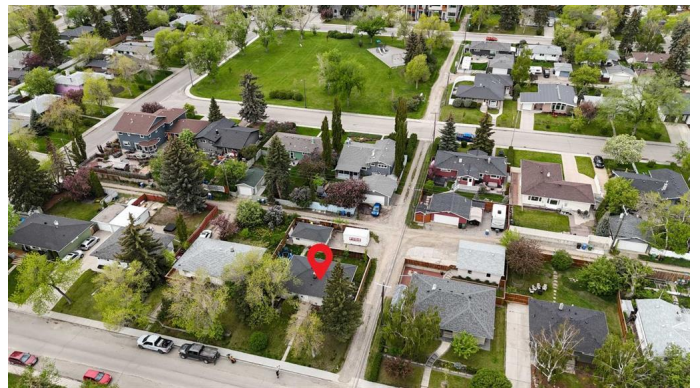
\$659,986

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.14 Acres

Highwood, Calgary, Alberta

Nestled on one of the nicest, tree-lined streets in the desirable inner-city community of Highwood. This character bungalow sits on an almost 6,000sq. ft. lot with a West back yard (60' x 100' see RPR for more info). Perfect for improvement or redevelopment. This charming home features over 930 sqft and upon entry, you are greeted with an abundance of natural light and clear sight lines to the backyard. Features include a great size kitchen with stainless steel appliances, and a cozy livingroom. There are 2 bedrooms, and an updated 4-piece main bathroom with deep soaker tub, tile surround and a glass block window, inviting in that extra natural light. There is a large partially completed 3-piece bathroom in the basement, plus a huge unfinished area with lots of windows, which could easily accommodate another 2 bedrooms and a family room or a basement suite (A secondary suite would be subject to approval and permitting by the city/municipality). The backyard contains a private deck plus lots of greenspace for the kids to run and play. For parking, there is a Single detached rear garage plus a parking pad. This impressive property is situated on a quiet, treelined street in a mature and established neighbourhood. Conveniently located, steps to the park, close to local schools, downtown, an assortment of amenities are at your doorstep, including shopping, nightlife, Cafes, parks and transit. With a ton of character and an amazing



location, renovate or re-design your dream home in this desirable location!

Built in 1955

Essential Information

MLS® #	A2137110
Price	\$659,986
Sold Price	\$645,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	35 Heston Street Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2C3

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, Open Floorplan, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Many Trees, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 8th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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