



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

109 Hounslow Drive NW
Calgary, Alberta

MLS # A2228138



\$669,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Wood Counters		

Inclusions: N/A

Discover timeless charm and endless potential in this beautifully maintained 1956 home, perfectly situated on a wide 57-ft R-C2 lot in one of Calgary's most sought-after communities. Whether you're looking to live, invest, or redevelop, this property offers a rare combination of character, space, and unbeatable convenience. Step inside to find stylish vinyl plank flooring and a bright, open-concept living and dining area—ideal for modern living and entertaining. The thoughtfully updated kitchen is functional and ready for your personal touch, perfect for any home chef. The primary bedroom offers privacy and room to expand—imagine adding your own private deck for morning coffee or evening wind-downs. Downstairs, the fully finished basement provides valuable additional living space with a spacious rec room, 3-piece bathroom, large laundry area, and an extra bedroom—perfect for guests or a growing family. Outside, the expansive backyard is a private retreat with a large deck, mature trees, patio area, raised garden beds, and a handy storage shed. A single detached garage completes the package. All of this just minutes from downtown, top-rated schools, parks, playgrounds, transit, and shopping. This is your chance to secure a large lot in a desirable location with limitless potential. Live in, rent out, or redevelop—this is a must-see property with incredible upside.