



**GRASSROOTS**  
REALTY GROUP

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**44 Hunter Street NW**  
**Calgary, Alberta**

**MLS # A2230947**



**\$625,000**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Attention builders, investors, and renovators! Rarely does an opportunity such as this become available in the highly desirable community of Highwood. Nestled on a beautiful, mature, tree-lined street, this property offers incredible potential for redevelopment or a full renovation project. With a southeast-facing yard, this home enjoys optimal sunlight and is ideally located just steps from schools, parks, shopping, transit, and other key amenities. The existing home is a three-bedroom bungalow with an unfinished basement, providing a blank canvas for those looking to update or expand. Whether you are envisioning a full-scale renovation to restore the home's original charm, or planning a brand-new build tailored to modern tastes, the possibilities here are endless. The prime location makes this an exceptional investment in one of northwest Calgary's most established neighbourhoods. Do not miss your chance to create something truly special in this vibrant and convenient location.