



GRASSROOTS
REALTY GROUP

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112 Holly Street NW
Calgary, Alberta

MLS # A2246080



\$624,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Rare Opportunity on a Prime Corner Lot in Highwood This is your chance to own a 60' x 100' corner lot with sweeping views in one of Highwood's most desirable locations. Widely regarded as one of the best lots in the community, this property offers exceptional potential for a variety of buyers. The existing home is well-cared for and features three spacious bedrooms on the main level, original hardwood flooring, and a functional layout full of charm. The full basement includes a large family room, laundry area, non-functioning bathroom, and ample storage. Outside, enjoy a private backyard with beautiful views. Whether you're looking to renovate, hold, or build new, this is a rare offering with immense upside in a prime inner-city location.