



GRASSROOTS
REALTY GROUP

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157 Heston Street NW
Calgary, Alberta

MLS # A2246827



\$574,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Attention builders, renovators, and savvy investors! This rare find in the highly sought-after community of Highwood offers exceptional flexibility for your next project. Sitting on a spacious 60x100 ft lot on a mature, tree-lined street, this property is zoned R-CG, allowing for grade-oriented infill and multi-residential development (subject to city approval). The existing home is a four-bedroom bungalow (2 bedrooms on the main level, 2 bedrooms down) with 2 bathrooms and a finished basement—offering a solid starting point for a full renovation, or a prime site for a brand-new build. The west-facing backyard provides excellent natural light and design possibilities. Perfectly located close to schools, parks, shopping, transit, and all major amenities, this property delivers strong future value in one of northwest Calgary's most established neighbourhoods. Whether restoring, rebuilding, or reimagining, the potential here is undeniable.