



GRASSROOTS
REALTY GROUP

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

4 Heston Street NW
Calgary, Alberta

MLS # A2257295



\$799,900

Division:	Highwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,222 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to 4 Heston Street NW, a beautifully renovated four-level split on a spacious corner lot with valuable RC-G zoning. This home blends modern updates with excellent flexibility and future potential in one of Calgary's most convenient northwest locations. The main living areas are bright and welcoming, with large windows that fill the home with natural light. Recent renovations throughout create a fresh, functional, and move-in ready space. A standout feature of this property is the illegal side suite. With private access and a thoughtful split-level design, it offers comfort and separation from the main living space. One side of the home currently has renters in place, providing immediate income, while the other side is vacant, giving you the option to move in, add tenants, or use the extra space for extended family. This rare setup makes the property truly turn-key while still offering room for your own vision. The location completes the package. Schools, parks, and transit are all close by, and quick access to John Laurie Boulevard makes commuting across the city simple. Shopping, dining, and daily amenities are just minutes away, making this an ideal place to call home. With its renovated interior, RC-G zoning, income already in place, and a unique illegal suite, 4 Heston Street NW is an exceptional opportunity in Calgary's northwest.