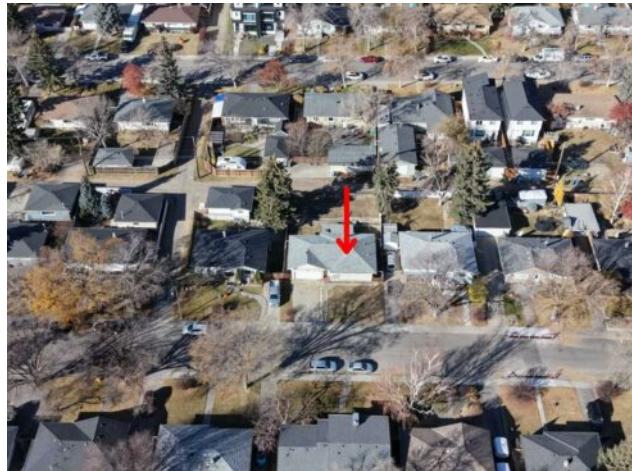




**91 Holly Street NW
Calgary, Alberta**

MLS # A2267816

\$588,888



Division:	Highwood	
Type:	Residential/House	
Style:	Bungalow	
Size:	863 sq.ft.	Age: 1955 (71 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached	
Lot Size:	0.14 Acre	
Lot Feat:	Back Lane	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: None

Strategic R-CG Opportunity in Highwood. Positioned on a true rectangle 60' x 100' lot (approx. 18.29 m x 30.52 m = 558 m² / 6,008 sq.ft.), this property combines holding potential with clear redevelopment flexibility. The geometry and frontage typically accommodate efficient design, setbacks, and site planning options under R-CG parameters (subject to City of Calgary review and approval). The home: approximately 1,883 sq.ft. of developed space (RMS 863 sq.ft. above grade + 802 sq.ft. finished basement + 217 sq.ft. sunroom non-RMS). 2025 updates include new vinyl-plank flooring, interior paint, and select window/glass replacements. Property is vacant and ready for immediate possession. Location highlights: within roughly 6.5 km of Downtown Calgary, 5 minutes to Nose Hill Park, and close to schools, transit and major retail centres. Investment context: mature streetscape with ongoing reinvestment supports a variety of phased redevelopment strategies. Lot depth helps preserve usable rear yard area; frontage width offers flexibility for future facade and parking layouts. Zoning: R-CG – Residential – Grade-Oriented Infill District. Any future development, suite use, parking design or site-specific requirements will be subject to municipal approvals.