

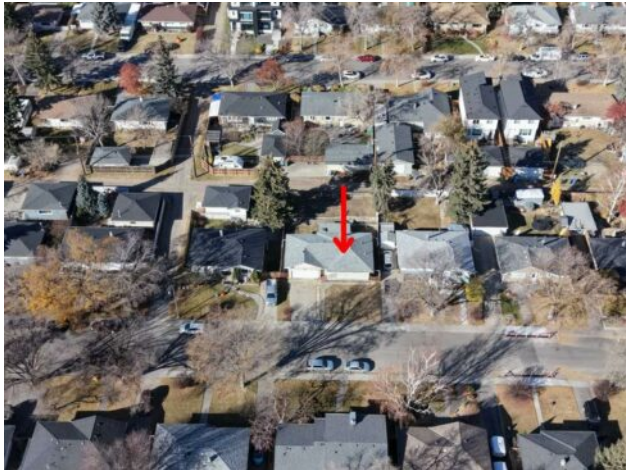


**GRASSROOTS**  
REALTY GROUP

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**91 Holly Street NW**  
**Calgary, Alberta**

**MLS # A2267816**



**\$588,888**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 m<sup>2</sup> / 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.