



GRASSROOTS
REALTY GROUP

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109 Hudson Road NW
Calgary, Alberta

MLS # A2283580



\$899,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,495 sq.ft.	Age:	1955 (71 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Flowing Appliance in the basement: Dryer, Washer, Stove, Hood Fan, Fridge and Window Coverings

INVESTOR ALERT! Welcome to this stunning bungalow situated on a massive 8,000+ sq. ft. corner lot with no neighbors behind. Extensively renovated down to the studs, this home offers 6 bedrooms and 3 full bathrooms with a bright, open-concept layout. Upon entry, you'll be impressed by the spacious main floor featuring a large living and dining area, a beautiful kitchen, cozy family room, and a convenient laundry room. The main level includes two full bathrooms, a generous primary bedroom with a relaxing 3-piece ensuite, plus two additional spacious bedrooms with ample closet space. The fully finished legal basement suite has a separate entrance and includes 3 large bedrooms, a 4-piece bathroom, a comfortable living room, a functional kitchen, and separate laundry—perfect for rental income or extended family. This home offers endless possibilities for a growing family, as a mortgage helper, or as a solid investment property. Prime location close to bus stops, elementary, junior, and senior high schools. Don't miss this incredible opportunity!