



GRASSROOTS
REALTY GROUP

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

55 Heston Street NW
Calgary, Alberta

MLS # A2283790



\$789,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot, Street Lig		

Heating:	Baseboard, Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Separate Entrance, Tankless Hot Water, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC-G
Utilities:	-

Inclusions: Fridge in basement

Welcome home to this light-filled, spacious bungalow located in the highly desirable community of Highwood. Offering 1,400 sq. ft. on the main floor, this exceptional home has been thoughtfully upgraded throughout, including 24 fully paid solar panels that significantly reduce electricity costs. The well-designed layout features four bedrooms (three up, one down) and two beautifully updated full bathrooms, including one with a luxurious steam shower. An open atrium from the main floor to the basement allows natural light to cascade through both levels, creating a bright and airy atmosphere throughout the home. The inviting main-floor living room is anchored by a striking wood-burning stove that serves as both a functional heat source and a true statement piece. The fully developed lower level adds warmth and comfort with a gas-burning fireplace, perfect for cozy evenings. Major high-end upgrades include new windows throughout, many of which are triple pane, a high-efficiency furnace, hot water on demand, sump pump, updated main sewer line (1998), and roof shingles replaced in 2018—providing peace of mind for years to come. Outside, you’ll find an oversized double detached garage that is heated, insulated, and drywalled, along with a large storage shed. Enjoy low-maintenance composite decking on both the front and back decks, plus a long side driveway ideal for additional vehicles or RV parking. Located in the heart of Highwood, this outstanding home is close to schools, transit, shopping, and scenic walking paths—making it the perfect blend of comfort, efficiency, and community.