



**30 Hilton Avenue NW
Calgary, Alberta**

MLS # A2298968



\$550,000

Division:	Highwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,052 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: N/A

A home that just feels right the moment you walk in. Nestled on a quiet street in the sought after inner city community of Highwood, this semi-detached gem perfectly blends everyday function with the lifestyle you've been looking for. Whether you're stepping into homeownership for the first time, simplifying your space, or adding to your investment portfolio, this home meets you where you are and grows with you. Bright, move in ready, and thoughtfully laid out, it offers a sense of ease from the very start. Sunlight pours through the newly replaced front window filling the living room with warmth throughout the day. Mornings feel a little slower here, a little more peaceful, as natural light dances across the space. The cozy wood burning fireplace adds a layer of comfort and character—perfect for unwinding at the end of the day or hosting those relaxed, intimate evenings at home. The main floor flows seamlessly from the living room into a spacious dining area and kitchen. An ideal layout for both quiet nights in and easy entertaining. Three well sized bedrooms offer flexibility for family, guests, or a home office, all complemented by a full 4-piece bath. The separate side entrance off to the side of the home adds convenience and functionality. Downstairs, the fully developed basement expands your options even further, featuring a large rec room perfect for movie nights, a home gym, or a second living space, along with an additional bedroom, 4-piece bath, and a versatile den for office space or storage. To complete the package, a single attached garage accessible from the basement keeps your vehicle protected from Calgary winters while offering additional storage. Step outside through the side door and discover a private, fully fenced backyard complete with a newer deck & fencing(2023). It's the kind of space where summer

evenings are spent hosting friends, kids & pets can run freely, and there's still room to create your own garden oasis. Major updates provide peace of mind, including a high-efficiency furnace and new hot water tank (2024), newer carpet downstairs (2019), and updated exterior windows and doors. The main front window was replaced in 2024, exterior doors in 2022, shingles and garage door(2011) and a mainline back-flow prevention valve was installed in 2019 ensuring comfort and confidence for years to come. Located just minutes from schools, shopping, dog parks, and the natural beauty of Confederation Park and Nose Hill Park. Opportunities like this don't come often—offering the perfect balance of comfort, updates, and an unbeatable inner city location. Whether you're starting your next chapter or investing in your future, this is a home you'll be proud to call your own.