



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2145298**



**\$685,000**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	1955 (69 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, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover the hidden gem of Highwood at 91 Holly Street NW. This unique inner-city RC-2 bungalow, featuring original hardwood floors under the carpet, vintage trim, and casings, sits on an expansive 60'x100' lot with a rare double attached garage. The spacious main floor includes a family room, two bedrooms, a 4-piece bathroom, and a kitchen/dining area, while the versatile lower level, with its separate entrance, third bedroom with a legal egress window, recreation room, 2-piece bathroom, and ample storage, is ideal for conversion into a legal secondary suite for additional revenue. Recent upgrades like new shingles and windows enhance the home's appeal. Enjoy the large yard with a 3-season sunroom, perfect for relaxation or gardening. Located on a quiet, family-friendly street just 6.9 km from downtown, this vacant property is easy to show and allows for quick possession. Close to schools, Confederation Park, transit, shopping, dining, and community amenities like an outdoor pool and rink, it's perfect for homeowners, investors, or those looking to generate rental income by living upstairs and renting out the downstairs suite, subject to secondary suite legalization approved by the City of Calgary. This property offers endless potential for renovation, addition, or redevelopment in a highly sought-after inner-city neighborhood.