



THE
A-TEAM

**RE/MAX
FIRST**

158 HESTON Street, Calgary T2K 2C4

MLS®#: **A2163719**

Area: **Highwood**

Listing Date: **09/06/24**

List Price: **\$689,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,067**

Low Sqft:

Ttl Sqft: **1,067**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

12

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Slab

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Washer/Dryer**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 5`0"
Dining Room	Main	12`2" x 11`4"
Living Room	Main	19`6" x 12`6"
4pc Bathroom	Basement	7`5" x 8`1"
Office	Basement	10`9" x 10`1"

Room	Level	Dimensions
Bedroom	Main	10`3" x 9`9"
Kitchen	Main	10`5" x 12`6"
Bedroom - Primary	Main	10`5" x 12`3"
Bedroom	Basement	11`1" x 12`6"
Game Room	Basement	19`0" x 19`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3588GY

Zoning:
R-C2

Remarks

Pub Rmks:

*****60 FEET BY 100 DEEP LOT ***Discover this charming 4-bedroom bungalow nestled in the sought-after family-friendly neighborhood of Highwood. Just a short walk from schools, the community center, and bus stops, this 1950s gem offers a blend of character and modern conveniences. Featuring hardwood and laminate floors, 2 full bathrooms, 2 cozy fireplaces, a detached single garage, and a front parking pad, this home is perfect for comfortable living. The private backyard is a peaceful retreat with a deck, lush gardens, and mature trees. The main floor boasts an open-concept design, with a wood-burning fireplace and skylight brightening up the dining room. The living room opens to the backyard through garden doors. The kitchen features tile floors, ample cabinet space, and stainless steel appliances, including a Bosch dishwasher and Whirlpool stove/convection oven. Both main floor bedrooms have hardwood floors, and the full bath offers tile flooring and generous counter space. The lower level, finished with laminate floors, includes 2 additional bedrooms, a second full bathroom, a spacious recreation room with a wood-burning fireplace, and a laundry/storage area equipped with a Samsung steam washer and Whirlpool dryer. The backyard is a gardener's paradise, with flower and vegetable gardens, a deck with built-in benches, and majestic mature trees. Recent upgrades include a new hot water tank (2019), siding, eaves, soffits, and downspouts (2019), fresh paint, a brand-new furnace (June 2023), and updated electrical work (July 2023), including a 100-amp panel with new breakers and service wiring. Situated on a quiet crescent near parks and trails, this home offers quick access to Nose Hill Park, shopping, Deerfoot Trail, and downtown. A truly exceptional property in a prime location!**

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123