



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 HARLOW Avenue, Calgary T2K 2G2**

MLS® #: **A2193338**      Area: **Highwood**      Listing Date: **02/07/25**      List Price: **\$699,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar: **5,500 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,217**  
 Low Sqft:  
 Ttl Sqft: **1,217**

DOM

**15**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Rectangular Lot,See Remarks**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dryer,Electric Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	40`2" x 34`2"	Storage	Basement	10`8" x 51`1"
4pc Bathroom	Main	23`9" x 16`2"	Storage	Basement	35`3" x 26`0"
Bedroom	Main	35`3" x 29`6"	Game Room	Basement	53`7" x 47`10"
Bedroom	Main	35`3" x 29`6"	Family Room	Basement	88`4" x 30`4"
Dining Room	Main	34`2" x 40`2"	Laundry	Basement	32`3" x 31`5"
Kitchen	Main	41`7" x 41`3"	Furnace/Utility Room	Basement	27`11" x 22`8"
Entrance	Main	10`11" x 20`6"	3pc Bathroom	Basement	24`10" x 13`1"

Living Room

Main

39`8" x 71`11"

Bedroom

Basement

37`2" x 33`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1277GW**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **INCREDIBLE OPPORTUNITY in HIGHWOOD! This fully developed bungalow sits on a huge 55FT RC2 lot across from a park, offering endless possibilities—move in, renovate, or redevelop! Featuring brand-new luxury vinyl plank flooring (2025), a new roof (June 2024), and a separate entrance, this home is perfect for families, investors, or builders. The layout is truly exceptional, with a massive extended living and dining/family room—perfect for gatherings and entertaining! The bright, open design boasts 2300+ sq. ft. of living space, a cozy stone fireplace, a spacious kitchen with stainless steel appliances, and 4 bedrooms + 2 full bathrooms. The fully finished basement includes a huge rec room, bedroom, and bath—ideal for future suite potential (subject to city approval). The south-facing backyard is a dream with mature trees, a large deck, alley access, and space for RV parking. Nestled in the heart of Highwood, this home is just steps from Highwood Outdoor Pool, Skating Rink, Community Hall, and Tennis Courts—your family can enjoy year-round activities right outside your door! Surrounded by scenic parks, playgrounds, and walking paths, and just minutes from Nose Hill Park, Confederation Park, top-rated schools, shopping, and transit, this is a prime inner-city gem offering an unbeatable active, family-friendly lifestyle. All this, and only 10 minutes to downtown!**

Inclusions:  
Property Listed By:

**N/A**  
**Homecare Realty Ltd.**

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











