



THE A-TEAM

RE/MAX FIRST

161 HESTON Street, Calgary T2K2C5

MLS® #: A2200232 Area: Highwood Listing Date: 03/07/25 List Price: \$1,098,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2025
Lot Information
Lot Sz Ar: 3,003 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,013
Low Sqft:
Ttl Sqft: 2,013

DOM
3
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Concrete, Wood Frame
Flooring: Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Microwave Hood
Int Feat: Fan, Refrigerator, Washer
Utilities: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 2312301

Zoning: R-CG

Remarks

Pub Rmks:

**Stunning Modern Home in Prime Location with High-End Finishes. Welcome to this beautifully designed modern home where luxury and functionality come together seamlessly. The exterior features cedar soffits and a striking white oak main door, offering a warm and inviting first impression. Inside, hardwood flooring spans the main and upper levels, providing a sleek, timeless appeal. With 10' ceilings on the main floor and 9' ceilings upstairs and in the basement, the open-concept layout is bright and spacious, perfect for both everyday living and entertaining. The gourmet kitchen is equipped with premium KitchenAid stainless steel appliances and an elegant champagne bronze faucet, extending into the powder bathroom. A spacious pantry offers ample storage, while the vaulted ceiling in the master bedroom creates a serene and airy retreat. Designer mirrors in the bathrooms add a touch of luxury to your daily routine. Additionally, this home features a fully equipped secondary legal suite with all necessary appliances, ideal for guests or extended family. Convenience is at your doorstep with quick access to major routes like McKnight Blvd and Deerfoot Trail, making downtown just a short drive away. Enjoy the close proximity to Confederation Park and Nose Hill Park for outdoor activities, and walk to nearby schools. This home also includes a 2-car garage (20x20) with built-in camera, seasonal work to complete Sod installed in backyard, concrete patio, concrete sidewalk to the side entrance, and fencing, will be finished this summer, creating an ideal outdoor space to enjoy. Don't miss out on the opportunity to call this exceptional property home!**

Inclusions:

NA

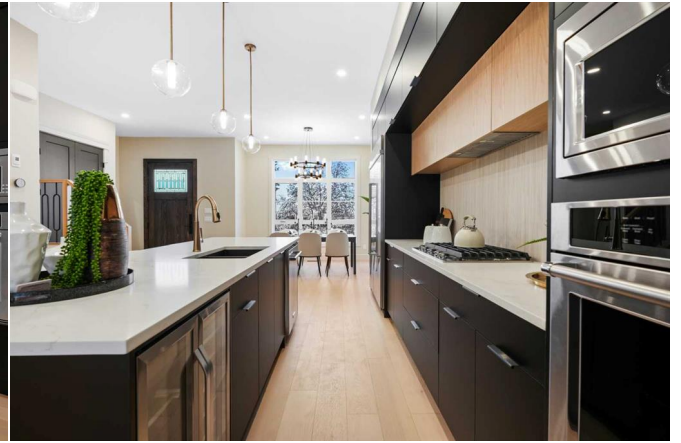
Property Listed By:

Royal LePage METRO

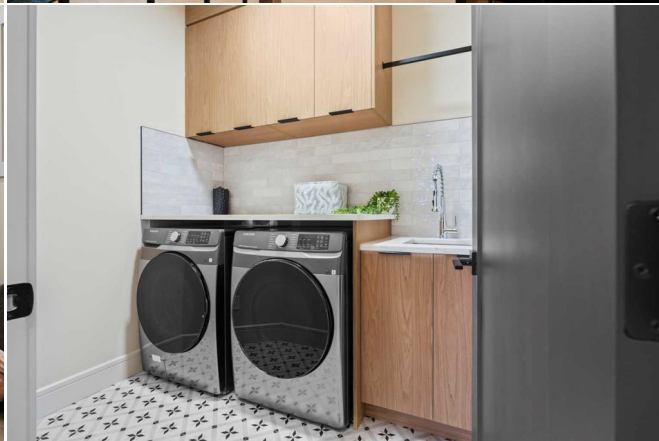
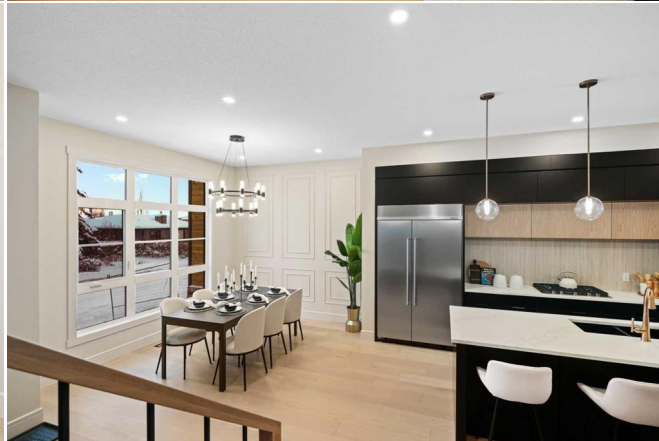
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



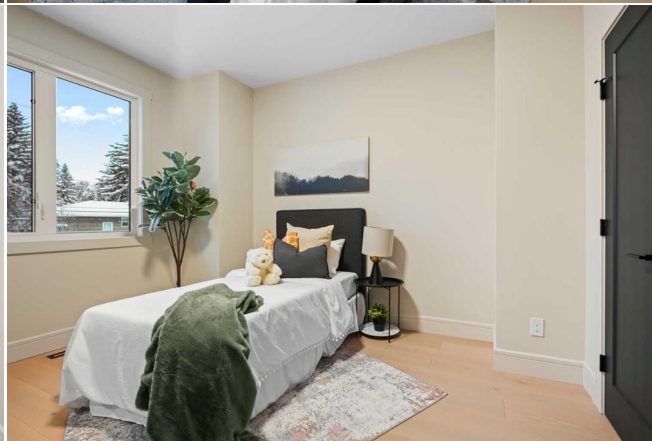
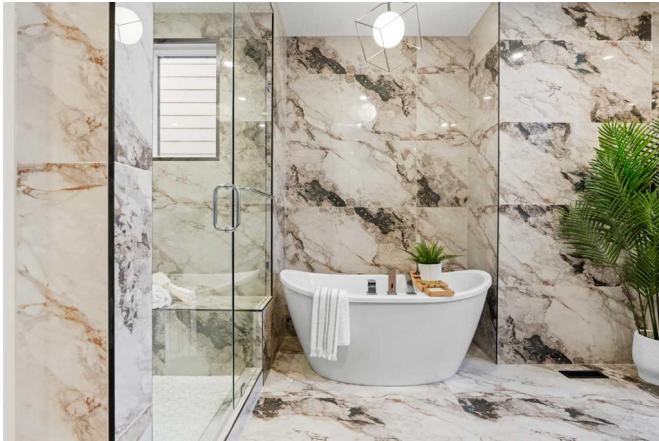




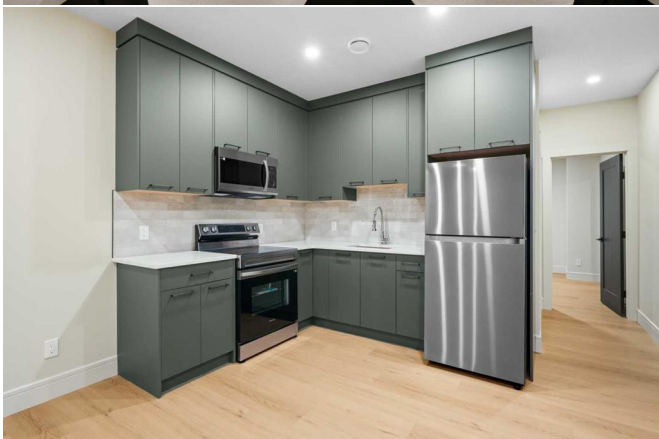








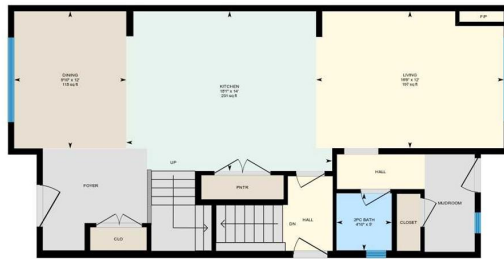






**161 Heston St NW, Calgary, AB**

Main Floor Exterior Area 128.56 sq ft  
Interior Area 858.03 sq ft



PREPARED: 2024-11-26

White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**161 Heston St NW, Calgary, AB**

1st Floor Exterior Area 1085.29 sq ft  
Interior Area 1000.83 sq ft

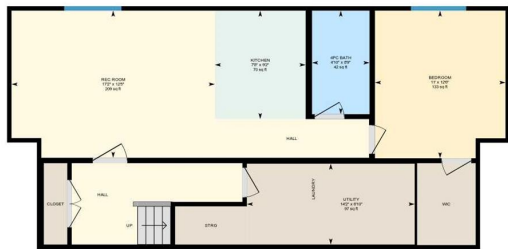


PREPARED: 2024-11-26

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**161 Heston St NW, Calgary, AB**

Basement (Below Grade) Exterior Area 775.28 sq ft  
Interior Area 778.02 sq ft



PREPARED: 2024-11-26

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