

**28 Hudson Road NW  
Calgary, Alberta**

**MLS # A2200653**



**\$699,900**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting		

**Inclusions:** Storage Shed

Open House Saturday March 15th, and Sunday March 16th from 2:00 - 4:30. Welcome to this beautifully updated, bungalow, located in highly desirable Highwood! Offering 1,100 square feet of well-designed living space, this charming home features a modernized kitchen with built in pantry, a total of 4 spacious bedrooms, two stylishly renovated bathrooms, and original hardwood floors throughout much of the main level, and there is even the original laundry shoot in the main bathroom! With a true sense of pride of ownership, this home has been thoughtfully cared for. The fully developed basement adds even more living space, with a large family room, two generous-sized bedrooms, and the second updated bathroom with jetted tub and seperate shower. The upgraded electrical panel provides ample capacity for any future changes or additions. A separate laundry room completes the lower level. Outside, you’ll find your own private oasis, featuring a single-car garage, a large ground-level deck ideal for summer entertaining, and plenty of room for outdoor activities or future landscaping projects. Don’t miss your chance to call this delightful home yours!