

**16 Heston Street NW**  
**Calgary, Alberta**

**MLS # A2202602**



**\$668,800**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, Sloped Down		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** Microwave hoodfan and window coverings will be in as-is condition.

I'm excited to share this fantastic opportunity to get into the real estate market with this beautifully maintained and updated 2+1 bedroom bungalow. This gem boasts a desirable Southeast rear backyard, a double detached garage, and sits on an amazing 60' wide lot, all situated on a quiet, tree-lined street in the popular Highwood community. As you enter this lovely home you will be greeted with amazing newer hardwood flooring thru-out the mainfloor that transitions to modernized cork flooring in the fully updated kitchen that features a large center island with bull nose granite countertops, updated custom birch cabinets, new picture window over the sink and stainless steel appliances including a brand new dishwasher. The rear well-lit dining and living room area are large enough and perfect for family gatherings/entertaining. The two large bedrooms and an updated bathroom with tile surround compliment this level. A seperate entrance to the basement is available off the side of the home giving you options to access the lower level, which presently offers a third bedroom, rec room, crafting area, bathroom, laundry area, and plenty of storage. The large, flat yard is perfect for kids, pets, and gardening as it gets plenty of sun and has nice open views out back and out front. A huge front/side driveway that can accommodate several vehicles or trailer parking is ideal for the car/hobby enthusiast. House roof replaced about 12-13 years ago including the fascia and eavestroughs. Garage needs some TLC but is a good size at 23'11" x 21'4" and can be worked on. With a nice mix of new single family and duplex development happening on the street, this is a great opportunity to start building your own equity, or build a new home(s) right away and enjoy the wonderful perks of this neighbourhood as you'll be close to Nosehill, Highwood & Confederation Parks, all levels of

schools, and less than 15 minutes from downtown. Call your favorite agent today to view this lovely property and see for yourself!