



**82 Holmwood Avenue NW
Calgary, Alberta**

MLS # A2301108



\$499,000

Division:	Highwood		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,621 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Level		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Partial

Exterior: Stucco

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 255

LLD: -

Zoning: M-CG d48

Utilities: -

Inclusions: None

Ideal home for families with school-aged children! Priced under \$500,000 and within walking distance to three schools—including the highly sought-after Foundations for the Future Charter School—this Highwood townhouse offers exceptional value. Located on the quieter street and with an oversized attached garage, the home welcomes you with a spacious foyer. Step up into the bright, open living room with high ceilings and beautiful hardwood flooring—an inviting space that immediately showcases the quality of the home. A few steps up, the kitchen and dining area offer a central island and plenty of counter space, making it easy for both everyday living and entertaining. There is a power and laundry room tucked away on this level. Upstairs, you’ll find a generous primary suite complete with a walk-in closet, 3-piece ensuite, and a private balcony—perfect for getting some fresh air. There are two additional well-sized bedrooms and a full bathroom on the level. The finished basement offers flexible space for a home office, recreation room, or gym. A deck off the living room is perfect for summer BBQs and provides direct access to the green space within the complex. This home is just steps from three schools and Highwood Park—home to the outdoor pool that will keep the kids active and entertained all summer. This home also offers quick access to downtown, public transit, the University of Calgary, and a wide range of nearby amenities. An excellent option for first-time buyers—don’t miss it!