



16 Heston Street NW
Calgary, Alberta

MLS # A2307306



\$709,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: N/A

Located in the quiet, safe, and highly desirable community of Highwood, this property presents an outstanding opportunity just minutes from downtown Calgary and a short drive to the airport. Surrounded by mature trees, excellent schools, and beautiful green spaces—including nearby Confederation Park—this neighbourhood continues to be a top choice for families, investors, and builders alike. Positioned on a prime lot, this property is ideal for investors, developers, or builders looking for their next project. A development permit has already been approved for a stunning 1,800 sq. ft. luxury bungalow, saving you time and accelerating your build timeline. The existing home offers flexibility—whether you’re planning a full renovation or preparing for redevelopment, the house is ready for demolition or transformation to suit your vision. Additional value comes from recent upgrades, including a new garage roof and a partially renovated garage, along with new electrical and temporary service already run overhead to the garage—perfectly set up for construction. Opportunities like this in Highwood are rare—whether you’re building new, renovating, or investing, this is a property with exceptional potential in a location that continues to grow in demand.