



GRASSROOTS
REALTY GROUP

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23 Heston Street NW
Calgary, Alberta

MLS # A2328293



\$779,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Storage		

Inclusions:	NA
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Welcome to 23 Heston Street NW – an exceptional opportunity in the highly sought-after community of Highwood. Situated on a rare 70' x 100' corner lot, this beautifully maintained and thoughtfully updated bungalow offers outstanding value today with incredible redevelopment potential for tomorrow. (neighbour is potentially willing to sell for an additional 60' of frontage) Pride of ownership is evident throughout. The home has been carefully cared for and enhanced over the years, including a high-efficiency furnace installed in 2024, updated main floor windows, and beautifully renovated bathrooms that blend timeless style with everyday functionality, providing improved comfort and energy efficiency. Bright, functional living spaces offer the perfect blend of character and modern updates, making this an ideal home for families, investors, or anyone looking to move into one of northwest Calgary's most desirable established neighbourhoods. Step outside to enjoy the expansive, private backyard featuring a large deck, mature landscaping, and a thriving garden, an ideal setting for entertaining, relaxing, or enjoying Calgary's summer evenings. The oversized lot provides endless possibilities for future expansion, a dream garage, or redevelopment. For builders and investors, this property presents an outstanding opportunity. The generous 70-foot frontage on a corner lot offers significant redevelopment potential in a neighbourhood experiencing continued revitalization with many new luxury homes already transforming the streetscape. Location is second to none. Families will appreciate the close proximity to excellent schools, parks, playgrounds, and community amenities. Commuters will love the easy access to major roadways, nearby transit, and a quick commute to downtown Calgary, making everyday living exceptionally convenient. Whether you're

searching for a move-in-ready home, a long-term investment, or the perfect redevelopment site, 23 Heston Street NW delivers a rare combination of lifestyle, location, and future potential. Opportunities like this don't come along often. The Neighbouring property is also potentially available for an additional 60' of frontage, totalling 130' of potential redevelopment.