



GRASSROOTS
REALTY GROUP

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147 Heston Street NW
Calgary, Alberta

MLS # A2329022



\$1,188,750

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,002 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Irregular Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: basement fridge, range, dishwasher, microwave, washer & dryer

Welcome to Heston Street! This brand-new, beautifully crafted two-storey home with a fully legal basement suite offers over-the-top quality, thoughtful design, and exceptional income potential. Featuring a total of 5 bedrooms (3 upstairs and 2 in the legal suite) and 3.5 bathrooms, this home combines luxury, functionality, and versatility. Perched well above street level, the home enjoys an elevated setting that provides added privacy and impressive curb appeal. Step inside to a welcoming foyer with custom built-ins that opens to the spacious living room, complete with a stunning fireplace, additional built-ins, and a custom concrete window bench—perfect for a cozy reading nook. The kitchen is the heart of the home, showcasing a large island, custom cabinetry, designer countertops, a custom hood fan surround, full-height backsplash, and premium stainless steel appliances, including a “gas range. Just off the kitchen is an elegant bar featuring LED-lit shelving, a bar fridge, and plenty of additional storage. Upstairs, the luxurious primary bedroom offers a walk-in closet with custom built-ins and a spa-inspired 5-piece ensuite featuring dual vanities with backlit LED mirrors, a large glass and tile shower, and a freestanding soaker tub. Two additional bedrooms, another 5-piece bathroom, and a conveniently located laundry room complete the upper level. The fully legal basement suite is beautifully finished with its own full kitchen, spacious living and dining area, two bedrooms, a 4-piece bathroom, separate laundry, and dedicated storage—ideal for rental income, multi-generational living, or guests. Outside, you’ll find a large pressure-treated deck complete with an opaque glass privacy wall and railing, creating the perfect space to relax or entertain. The pie-shaped lot offers a greater sense of privacy from neighbouring properties. The insulated,

drywalled, and painted double detached garage completes this exceptional property. Located on a quiet, tree-lined street in the highly desirable community of Highwood, you're just minutes from Nose Hill Park, Confederation Park, the Winter Club, schools, shopping, and all amenities, while being only 15 minutes from downtown. This exceptional home truly offers the perfect combination of luxury living and investment opportunity. Call today to book your private showing!