

\$565,000 - 28 Hilton Avenue Nw, Calgary

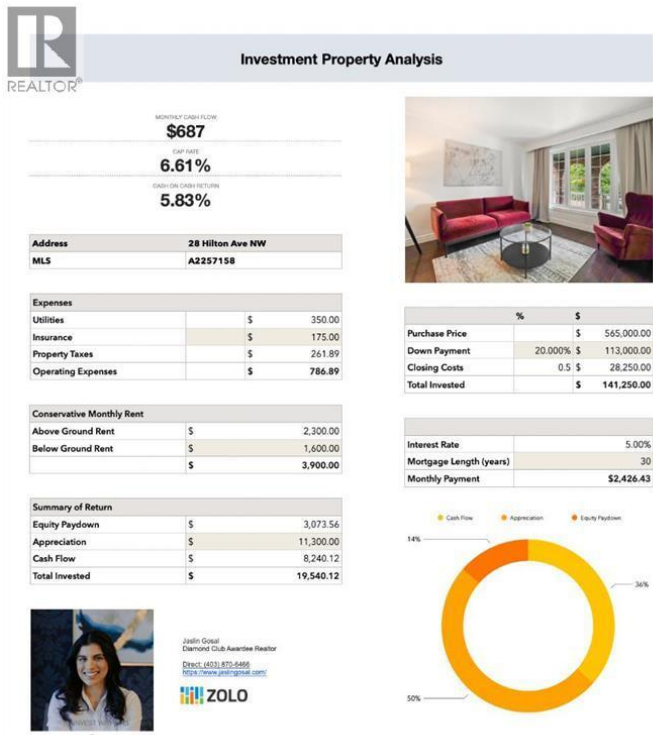
MLS® #A2257158

\$565,000

4 Bedroom, 2.00 Bathroom, 980 sqft
Single Family on 0.07 Acres

Highwood, Calgary, Alberta

Welcome to this charming half-duplex bungalow in the desirable community of Highwood, featuring an illegal basement suite, excellent potential, and a virtual tour you can view online! Thoughtfully updated and well maintained, this property offers a bright and functional layout. The main floor features an inviting open-concept living and dining area anchored by a cozy brick wood-burning fireplace, updated flooring, and large windows that fill the home with natural light. The kitchen boasts newer appliances and stylish finishes, alongside two well-sized bedrooms and a full bathroom. All of the furniture on the main floor is included in the sale, making this a true turn-key opportunity. Both levels are currently occupied by tenants who have cared for the property as their own. The home has been well maintained over the years and includes a newer furnace. Outside, youâ€™ll find a landscaped and fenced backyard complete with garden areas, a storage shed, and convenient back lane access. Itâ€™s conveniently close to downtown (10 mins) for work, dining, and entertainment, as well as quick access to the airport (13 mins) for your travel needs. Situated near the University of Calgary and SAIT (9 mins) and Nose Hill Park (5 mins), youâ€™ll have easy access to biking and walking trails, as well as off-leash dog parks, perfect for outdoor enthusiasts. Nearby schools (North Haven School and Colonel Irvine School) make this property an excellent choice for families. Donâ€™t miss your chance



to own this gem in a fantastic location. Check out the virtual tour online, then contact us today to schedule a viewing and make this property yours! (id:6289)

Built in 1965

Essential Information

Listing #	A2257158
Price	\$565,000
Bedrooms	4
Bathrooms	2.00
Square Footage	980
Acres	0.07
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	28 Hilton Avenue Nw
Subdivision	Highwood
City	Calgary
Province	Alberta
Postal Code	T2K2H2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking	Other

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Hood Fan, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Brick, Wood siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Zolo Realty
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