

# \$669,000 - 109 Hounslow Drive Nw, Calgary

MLS® #A2228138

**\$669,000**

3 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 0.15 Acres

Highwood, Calgary, Alberta

Discover timeless charm and endless potential in this beautifully maintained 1956 home, perfectly situated on a wide 57-ft R-C2 lot in one of Calgary's most sought-after communities. Whether you're looking to live, invest, or redevelop, this property offers a rare combination of character, space, and unbeatable convenience.

Step inside to find stylish vinyl plank flooring and a bright, open-concept living and dining area—ideal for modern living and entertaining. The thoughtfully updated kitchen is functional and ready for your personal touch, perfect for any home chef.

The primary bedroom offers privacy and room to expand—imagine adding your own private deck for morning coffee or evening wind-downs. Downstairs, the fully finished basement provides valuable additional living space with a spacious rec room, 3-piece bathroom, large laundry area, and an extra bedroom—perfect for guests or a growing family.

Outside, the expansive backyard is a private retreat with a large deck, mature trees, patio area, raised garden beds, and a handy storage shed. A single detached garage completes the package.

All of this just minutes from downtown, top-rated schools, parks, playgrounds, transit, and shopping. This is your chance to secure a large lot in a desirable location with limitless potential.

Live in, rent out, or redevelop—this is a



must-see property with incredible upside.

Built in 1956

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228138    |
| Price          | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 936         |
| Acres          | 0.15        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 109 Hounslow Drive Nw |
| Subdivision | Highwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 2E6               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Wood Counters                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

**Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard, Storage                       |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Concrete, Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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