

\$510,000 - 1116 High Glen Place Nw, High River

MLS® #A2199296

\$510,000

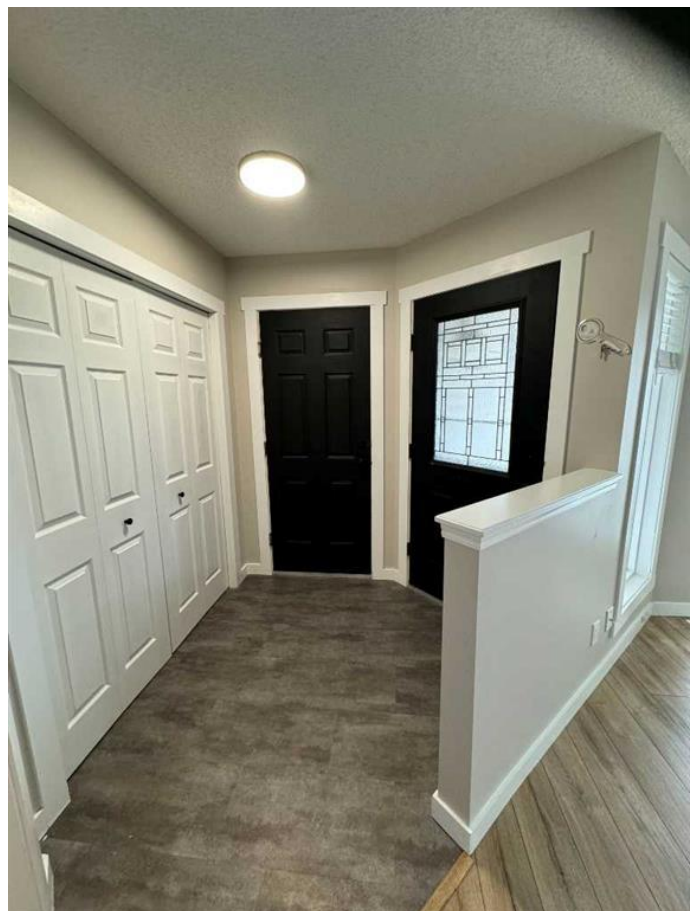
4 Bedroom, 4.00 Bathroom, 1,439 sqft
Residential on 0.07 Acres

High River Golf Course, High River, Alberta

Looking for an income-producing property or a mortgage helper? This versatile and beautifully renovated semi-detached home is the perfect fit! With a fully updated upper unit and a brand-new, legal walkout basement suite, this property offers endless possibilities. Whether you're looking to live up and rent down or add two doors to your investment portfolio, this home checks all the boxes.

The main floor is a haven of modern living, featuring a spacious 3-bedroom, 2.5-bathroom layout filled with natural light and stylish updates. The open-concept living and dining area boasts a stunning feature wall, leading seamlessly to the eat-in kitchen, which overlooks the Highwood Golf Course. The large primary bedroom is a retreat with a walk-in closet and private ensuite, while the two additional bedrooms are generously sized and share a stylish 4-piece hallway bathroom. The newly completed 1-bedroom legal suite is nothing short of spectacular. With its own private entrance and large windows, it feels bright and inviting—not like a typical basement. The modern kitchenette features sleek finishes, and the stylish bathroom includes a chic tub surround. Separate laundry facilities add to the convenience, and the suite is completely self-contained for privacy and independence.

Additional features include a single attached garage plus an oversized driveway for extra parking. The fully fenced backyard has a storage shed and offers views for days!



Located in High River's sought-after NW neighbourhood, this property is close to schools, lakes, and walking paths, making it an ideal choice for families and investors alike. Don't miss your chance to own this incredible home in a fantastic community. Book your private viewing today and start collecting rent as early as May!

Built in 1994

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2199296 |
| Price | \$510,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,439 |
| Acres | 0.07 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1116 High Glen Place Nw |
| Subdivision | High River Golf Course |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1P5 |

Amenities

| | |
|----------------|----------------------------------|
| Parking Spaces | 3 |
| Parking | Driveway, Single Garage Attached |
| # of Garages | 1 |

Interior

Interior Features Ceiling Fan(s), Pantry, Sep
Closet(s)
Appliances Dishwasher, Garage Contro
Washer/Dryer, Window Cover
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full, Suite, Walk-O

Exterior

Exterior Features Balcony, Private Entrance, P
Lot Description Back Yard, Backs on to Park
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025
Days on Market 10
Zoning TND

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

