# \$1,129,900 - 163 Heston Street Nw, Calgary

MLS® #A2222619

## \$1,129,900

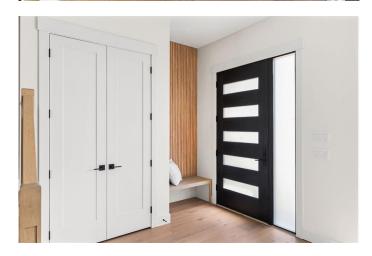
4 Bedroom, 4.00 Bathroom, 2,007 sqft Residential on 0.07 Acres

Highwood, Calgary, Alberta

Situated on a rare 30-foot-wide lot, this intelligently designed modern residence with a legal basement suite presents a sophisticated alternative to the conventional narrow home layout. The exterior showcases elegant cedar soffits and distinctive arch details, setting the stage for a thoughtfully curated interior featuring hardwood flooring throughout the main and upper levels. Soaring 10-foot ceilings on the main floor and 9-foot ceilings upstairs and in the basement create a bright, open ambiance across the home's well-planned layout. The chef-inspired kitchen is equipped with premium built-in appliances, a waterfall island, a refined champagne bronze faucet, and is complemented by custom wainscoting in both the dining and living areas. A spacious mudroom and a beautifully appointed powder room complete the main level with both function and flair. Upstairs, the vaulted ceiling in the primary suite offers a serene, retreat-like feel, along with a generous walk-in closet and a luxurious five-piece ensuite with elegant upgrades. The second level also features a conveniently located laundry room, a versatile bonus room, two additional well-sized bedrooms, and a stylish four-piece bathroom. The fully self-contained legal basement suiteâ€"with its own appliances, seperate laundry and entrance to the basementâ€"offers ideal flexibility for extended family, guests, or potential rental income. Additional highlights include a 20x20 double detached garage with a built-in security







camera and upcoming seasonal landscaping, including backyard sod, and full fencingâ€"all scheduled for completion shortly. Ideally located with quick access to McKnight Boulevard, Deerfoot Trail, downtown Calgary, Confederation Park, Nose Hill Park, and nearby schools, this exceptional property represents a rare opportunity to own a modern, wide-lot home in a sought-after inner-city location. Call today to book your tour!

Built in 2025

### **Essential Information**

MLS® # A2222619 Price \$1,129,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,007 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 163 Heston Street Nw

Subdivision Highwood
City Calgary
County Calgary
Province Alberta
Postal Code T2K 2C5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Separate Entrance,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop,

Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Range

Hood, Washer/Dryer

Heating Forced Air
Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Private

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 21st, 2025

Days on Market 42

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bravo Realty

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