

**54 Heston Street NW**  
**Calgary, Alberta**

**MLS # A2293172**



**\$898,000**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully maintained home in the highly desirable community of Highwood—a quiet, safe, tree-lined neighbourhood known for its welcoming atmosphere, excellent schools, and exceptional family lifestyle. Just minutes from downtown, this location offers the rare combination of peaceful residential living with convenient access to the city core. Surrounded by parks and green space, you are only moments from the scenic pathways and recreation areas of Confederation Park and Ebert’s Park, as well as several nearby playgrounds and off-leash dog parks. Step inside to discover a bright open-concept main floor filled with natural light, featuring light wood flooring, custom cabinetry and large windows throughout. The modern kitchen flows seamlessly into the dining and living areas, creating the perfect layout for everyday family living and entertaining. Large patio doors connect the indoor space to the outdoor deck, enhancing the home’s airy and inviting feel. Upstairs offers a thoughtfully designed family layout, highlighted by a spacious primary bedroom with a large walk-in closet and ensuite. This level also has two additional bedrooms, a full bathroom and the convenience of upper-level laundry. The fully developed lower level provides incredible flexibility with a generous multi-purpose space ideal for a playroom, home gym, office, or media room, a large storage room, plus an additional bedroom and bathroom — perfect for guests or growing families. With over \$40,000 in upgrades including professional landscaping, concrete work, new tankless hot water heater, air conditioning, heated garage and water softener, this home offers both style and functionality. Combining modern design, thoughtful upgrades, and an unbeatable inner-city location, this exceptional home presents a rare opportunity to enjoy the best of

northwest Calgary living in one of the city's most charming communities.