

\$588,888 - 91 Holly Street Nw, Calgary

MLS® #A2267816

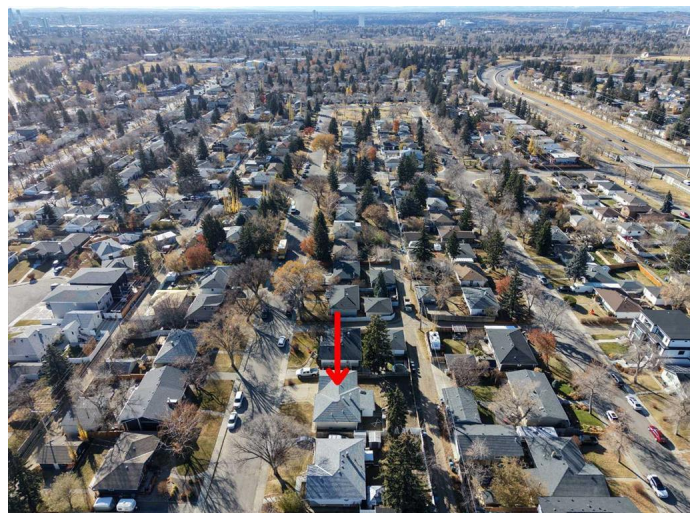
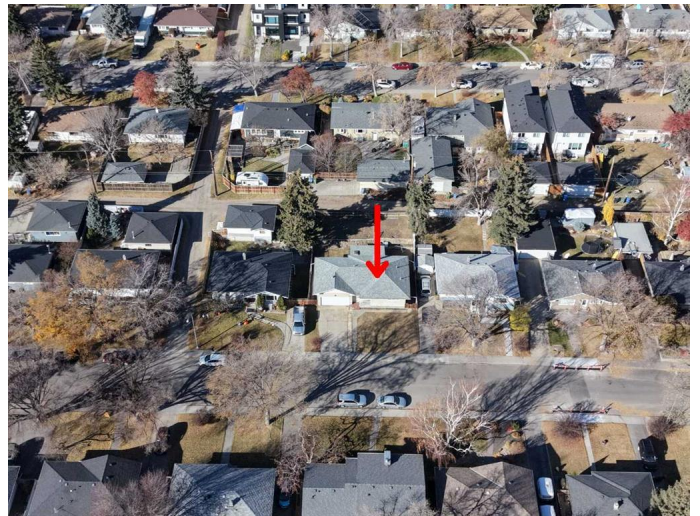
\$588,888

3 Bedroom, 2.00 Bathroom, 863 sqft
Residential on 0.14 Acres

Highwood, Calgary, Alberta

Highwood R-CG rectangle lot, vacant, updated in 2025, and positioned for a hold-then-redevelop strategy (all redevelopment subject to City of Calgary approval). Exact lot per RPR (Aug 3, 2023): 18.29 m $\times$ 30.52 m; 558.21 m² (6,008.5 sq.ft.; $\approx$ 60.01' $\times$ 100.13'). The true rectangle and 60' frontage typically simplify massing, setbacks, private amenity space, and on-site parking/waste/servicing layout for small-scale multi-unit forms under R-CG (buyer to verify). Total developed 1,882.7 sq.ft., comprising RMS above-grade 863.2 sq.ft., finished basement 801.8 sq.ft., plus a bright 217.7 sq.ft. sunroom (non-RMS). Attached garage approx 23'2" $\times$ 18'6". Recent upgrades (2025): new vinyl plank flooring, fresh interior paint, and select window/glass replacements—clean, move-in-ready for an easy interim hold while you plan.

Why this site works for investors & builders: inner-city convenience buyers value—about 6.5 km to Downtown (12–15 minutes), under 5 minutes to Nose Hill Park, around 3 km to North Hill Centre, and under 20 minutes to YYC. Multiple schools within ~1–2 km and strong transit broaden both rental and resale catchments. Mature streetscape with ongoing reinvestment supports phased strategies: hold ? design/pre-app ? permit ? build to keep or sell. The ~100' depth preserves a functional rear yard and helps meet private outdoor



space requirements without over-constraining the main building envelope. The precise 60' width improves flexibility for façade rhythm, grade-oriented entries, and practical on-site parking arrangements (buyer to confirm counts and access). Being vacant compresses timelines—immediate survey, design, pre-application meetings, and permit submissions without tenant-turnover delays.

Design paths to explore (examples only, subject to approval): multi-unit rowhouse/4-plex concepts with private outdoor areas and efficient servicing; evaluate fee-simple versus condominium titling options based on final design and market positioning; confirm suite permissions, parking, waste storage, and any site-specific conditions with the City of Calgary.

Key specs & sources: RPR (Aug 3, 2023) dimensions 18.29 m — 30.52 m; lot area 558.21 m² (6,008.5 sq.ft.). RMS above-grade 863.2 sq.ft.; finished basement 801.8 sq.ft.; sunroom 217.7 sq.ft. (non-RMS); total developed 1,882.7 sq.ft. Zoning R-CG. Vacant and ready for your survey, design, permit, and build timeline. Buyer to verify all measurements, improvements, land-use rules, density, parking counts, servicing, and site-specific requirements with the City of Calgary.

Built in 1955

Essential Information

MLS® #	A2267816
Price	\$588,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1

Square Footage	863
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	91 Holly Street Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2C9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
Days on Market	1

ZoningR-CG

Listing Details

Listing OfficeHomecare Realty Ltd.

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