

# \$1,195,000 - 25 Highwood Place Nw, Calgary

MLS® #A2270274

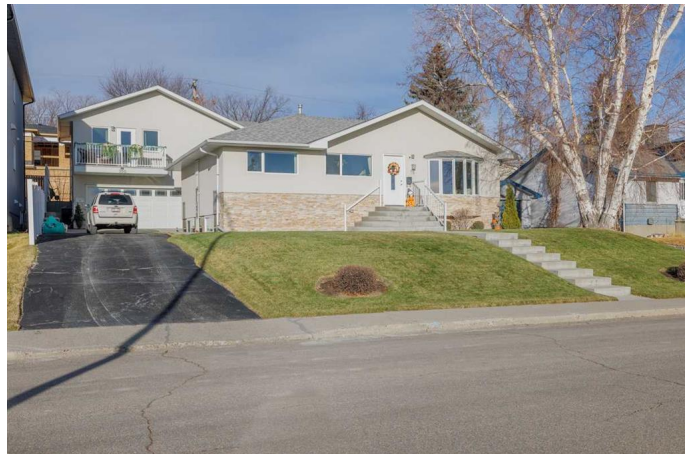
**\$1,195,000**

6 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.15 Acres

Highwood, Calgary, Alberta

What an exceptional one-of-a-kind property located on a cul-de-sac overlooking a park and enjoying some views of the city. The property includes a fully developed bungalow with numerous renovations, a double detached garage, a separate garden storage area, a carriage house legal suite above the garage with balcony, beautiful landscaping both front and back, and patio areas galore. In 2017, the home was updated with new shingles and eaves troughing, new efficiency furnace, new water tank, new electric panel, new shower in three-piece bathroom, new windows in kitchen, bathroom, and main floor & basement bedrooms. Living and dining room windows have been upgraded as well. The main floor features a traditional L-shaped living/dining area, beautiful bay window with custom blinds, and hardwood under the carpet throughout. The kitchen boasts a new electric range and microwave. The basement is fully developed with a cozy family room complete with an electric fireplace, two bedrooms, bathroom, and a cold room. The double detached garage has in floor heating, a drain and a two-piece bath. The carriage house legal suite also has in floor heating, is fully furnished, including dishes, and patio sets. There is a concrete parking pad for the occupants with access from the back alley. The upgrades included the detached garage, the carriage legal suite with its own street number, the concrete work, the fencing, the landscaping and all the beautiful stonework. A fabulous location



enjoying nearby amenities such as community centre, swimming pool, schools, shopping, and convenient transportation. DON'T MISS THIS OPPORTUNITY TO OWN!!! A PLEASURE TO VIEW!!

Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270274    |
| Price          | \$1,195,000 |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,129       |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25 Highwood Place Nw |
| Subdivision | Highwood             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 2B9              |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                        |
| Parking        | Additional Parking, Asphalt, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized |
| # of Garages   | 2                                                                                                                                        |

### Interior

|                   |     |
|-------------------|-----|
| Interior Features | Bar |
|-------------------|-----|

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings |
| Heating         | High Efficiency                                                               |
| Cooling         | None                                                                          |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| Fireplaces      | Electric                                                                      |
| Has Basement    | Yes                                                                           |
| Basement        | Full                                                                          |

## Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                        |
| Lot Description   | Back Lane, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, Pasture, Paved, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Stone, Stucco                                                                                               |
| Foundation        | Poured Concrete                                                                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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