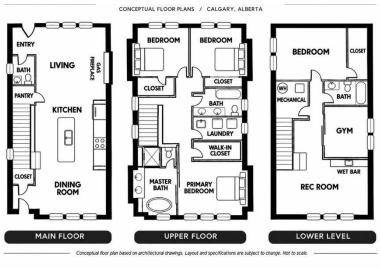
55 Hounslow Drive NW

Calgary | Active | MLS® A2356721

$1,199,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2027**	**2,266.15 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

2027 NEW CONSTRUCTION. PARK-SIDE LOCATION. OPPORTUNITY TO CUSTOMIZE. Construction is underway on a quiet street in Highwood, but not every detail has been decided, so some of those decisions could be yours. The structural bones are set, but there's still time to bring your vision to the interior finishes. Across the street, a playground and large green space give this quiet residential corner its own neighbourhood hub, where kids play, and neighbours connect. It's a natural extension of your front yard, without the upkeep. Built wider than a typical Calgary infill, this home takes advantage of its generous 30' x 110' lot. Its rare 22'-wide footprint creates over 3,200 sqft of bright, airy living space across three finished levels. Inside this 4-bedroom home, grand 10' ceilings and premium hardwood flooring will run throughout the main floor, with a dining room at the front and a central kitchen opening toward the rear living room. An impressive 10' island offers an expansive workspace for meal prep, casual dining and entertaining. Elegant quartz countertops are complemented by a matching solid quartz backsplash, creating a continuous, minimalist finish that's both visually stunning and easy to clean. Full-height custom cabinetry and a large walk-in pantry keep small appliances and everyday essentials organized and off the counters. The premium appliance package includes a gas cooktop, stainless steel wall oven and microwave tower, range hood, and dishwasher. A gas fireplace anchors the rear living room, while expansive 9'x8' tall sliding glass doors open onto the backyard patio. Upstairs, vaulted ceilings shape half the upper floor, reaching a 12' peak. Hardwood flooring continues into the bedrooms, including the front primary suite with its peekaboo views of the downtown skyline, a walk-in closet, and private 5-piece ensuite. Two additional bedrooms, a 5-piece main bathroom, and dedicated laundry with washer and dryer complete this level. The fully developed basement adds a carpeted recreation room, wet bar with bar fridge, dedicated home gym, fourth bedroom, and full bathroom. A few extras include heated floors in all three full bathrooms, a skylight above the stairs, and A/C rough-in. Outside, a patio with a BBQ gas line is ready for summer entertaining, with wooden steps leading up to the double detached garage. Summer in Highwood comes with a popular outdoor pool. One of only eight in Calgary, Highwood Outdoor Pool features a heated 25m pool, spray deck, swimming lessons and summer day camps. Winter brings community skating and hockey rinks, while the nearby Highwood School and Nose Hill Park add to the appeal. 14 Street NW provides a convenient route downtown, while McKnight Boulevard offers easy access toward Calgary International Airport. With generous living space, a park-side setting, year-round recreation, and the opportunity to customize, this home brings together modern construction and the character of an established Calgary neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356721
Bedrooms	4
Bathrooms	4
Year Built	2027
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,266.15 sq. ft.
Main Level Finished Area:	1,050.5 sq. ft.
Upper Level Finished Area:	1,215.65 sq. ft.
Below Grade Finished Area:	1,067 sq. ft.
Acreage:	No
Lot Area:	3,304 sq. ft.
Lot Frontage:	30'1"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2027 (Age: -)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1510746
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Metal Siding, Stone, Wood Frame
Structure Type:	House
Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Highwood
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 17'5" × 17'1" ·
Main Floor	Dining Room · 15'8" × 12'11" ·
Main Floor	Kitchen · 17'5" × 17'1" ·

Main Floor	Living Room · 16'9" × 15'8" ·
Main Floor	Mud Room · 5'6" × 5' ·
2nd Floor	Bedroom - Primary · 16'2" × 14'3" ·
2nd Floor	Bedroom · 12' × 11'7" ·
2nd Floor	Bedroom · 12'8" × 12' ·
Basement	Game Room · 20' × 14'6" ·
Basement	Exercise Room · 12'7" × 9'11" ·
Basement	Bedroom · 15'4" × 14'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Front Porch, Patio, See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Sloped Up
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/55-hounslow-drive-nw-calgary-a2356721/

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