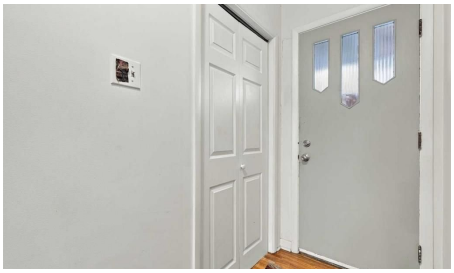
56 Hunter Street NW

Calgary | Active | MLS® A2358354

$714,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1955**	**1,218.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Location, location, location! This bright bungalow sits on a 60' x 100' R-C2 CORNER LOT on Hunter Street in the heart of Highwood, directly across the street from Colonel Irvine Junior High School, Highwood Outdoor Pool, and Highwood Community Hall and outdoor rink, with green space steps from the door. Bus stops are close by, and McKnight Boulevard, John Laurie Boulevard and 4 Street NW connect you quickly to downtown, Nose Hill Park and the rest of the city. The main floor features oak hardwood flooring, a bright living room anchored by a wood-burning fireplace, three bedrooms and one full bathroom. The kitchen faces SE onto the rear yard garden and East corner breakfast nook has both long views to the horizon and views to the garden, making it a beautiful place to start the day. The developed basement adds a large recreation room, an extra bedroom (window is not egress), an open den with authentic cedar walls, a 3-piece bathroom, a laundry room, a large cold room and extra storage. A radon mitigation system is in place for added peace of mind. Outside, there is plenty of room to enjoy with a north-facing front yard and a sweet south-facing private backyard . Whether it’s gardening with an established massive vegetable garden, landscaping, barbecuing, relaxing- there’s plenty of space to make your own here. There are many mature and well cared for trees on the lot. The opportunity here goes well beyond the current home. Move in and enjoy the house as is, renovate to suit your vision, or plan for the future and build your dream home (there are options!). The gentle slope of the backyard allows for a walk-up or semi-walkout basement entry, connected to the detached double garage with direct access to the lower level. There are many new infills on Hunter Street, and this corner parcel suits redevelopment into two 3 storey infill homes, subject to City approvals. Whether you are a family wanting a home walking distance to schools and recreation, a buyer planning to age in place on one level, or a builder looking for a well-located corner lot, this is a rare find in an established, family-friendly community. Book your showing TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358354
Bedrooms	3
Bathrooms	2
Year Built	1955
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:	Bungalow
Total Living Area:	1,218.34 sq. ft.
Main Level Finished Area:	1,218.34 sq. ft.
Below Grade Finished Area:	1,133.1 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	60'1"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1955 (Age: 71)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	1277GW
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Highwood
Appliances:	Dishwasher, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Radon mitigation system
Restrictions:	None Known
Main Floor	Living Room · 21'1" × 13'2" ·
Main Floor	Dining Room · 10'1" × 9'8" ·
Main Floor	Kitchen · 13'1" × 10'6" ·
Main Floor	Bedroom - Primary · 12'2" × 9'8" ·
Main Floor	Bedroom · 11'2" × 9'4" ·
Main Floor	Bedroom · 12'2" × 8'11" ·
Basement	Den · 12'10" × 7'6" ·
Basement	Game Room · 29'10" × 14'8" ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Park, Pool, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Private Yard, Garden, Private Entrance
Patio And Porch Features:	See Remarks
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/56-hunter-street-nw-calgary-a2358354/

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