

# \$1,099,900 - 163 Heston Street Nw, Calgary

MLS® #A2222619

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,007 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

Situated on a rare 30-foot-wide lot, this intelligently designed modern residence with a legal basement suite presents a sophisticated alternative to the conventional narrow home layout. The exterior showcases elegant cedar soffits and distinctive arch details, setting the stage for a thoughtfully curated interior featuring hardwood flooring throughout the main and upper levels. Soaring 10-foot ceilings on the main floor and 9-foot ceilings upstairs and in the basement create a bright, open ambiance across the home's well-planned layout. The chef-inspired kitchen is equipped with premium built-in appliances, a waterfall island, a refined champagne bronze faucet, and is complemented by custom wainscoting in both the dining and living areas. A spacious mudroom and a beautifully appointed powder room complete the main level with both function and flair. Upstairs, the vaulted ceiling in the primary suite offers a serene, retreat-like feel, along with a generous walk-in closet and a luxurious five-piece ensuite with elegant upgrades. The second level also features a conveniently located laundry room, a versatile bonus room, two additional well-sized bedrooms, and a stylish four-piece bathroom. The fully self-contained legal basement suite—with its own appliances, separate laundry and entrance to the basement—offers ideal flexibility for extended family, guests, or potential rental income. Additional highlights include a 20x20 double detached garage with a built-in security



camera and upcoming seasonal landscaping, including backyard sod, and full fencing—all scheduled for completion shortly. Ideally located with quick access to McKnight Boulevard, Deerfoot Trail, downtown Calgary, Confederation Park, Nose Hill Park, and nearby schools, this exceptional property represents a rare opportunity to own a modern, wide-lot home in a sought-after inner-city location. Call today to book your tour!

Built in 2025

**Essential Information**

MLS® #	A2222619
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	163 Heston Street Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2C5

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Built-In Refrigerator, Electric Cooktop, Washer/Dryer

Heating Forced Air

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Back Lane, Landscaped, Private

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 21st, 2025

Days on Market 111

Zoning R-CG

## Listing Details

Listing Office Century 21 Bravo Realty

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