

\$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

Strategic R-CG Opportunity in Highwood.

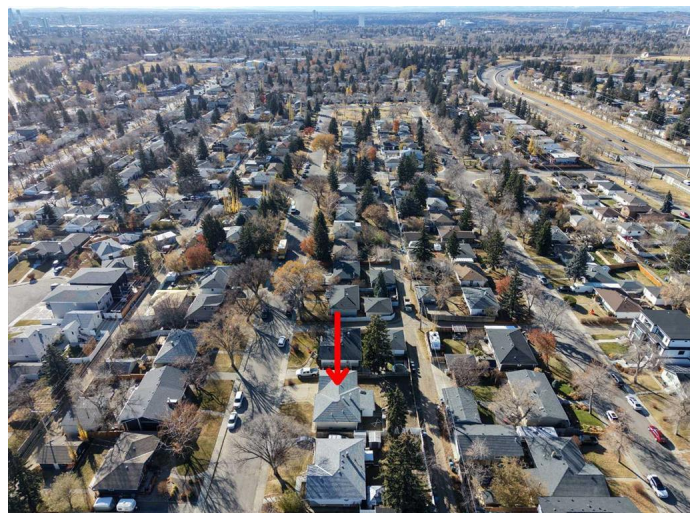
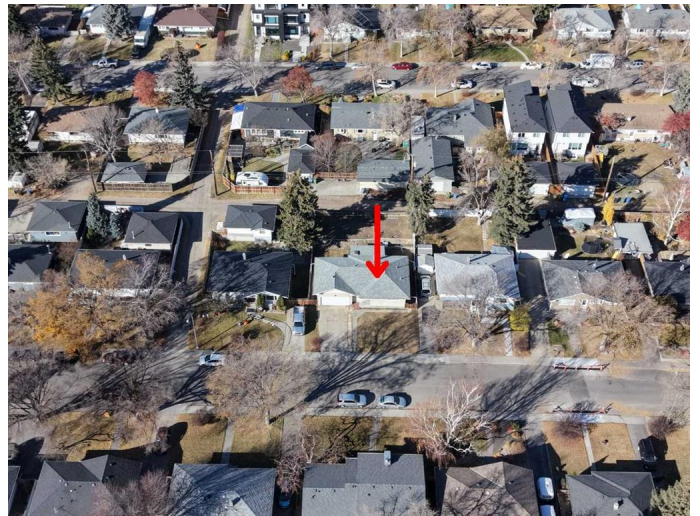
Positioned on a true rectangle 60'™ — 100'™ lot (approx. 18.29 m — 30.52 m = 558 m² / 6,008 sq.ft.), this property combines holding potential with clear redevelopment flexibility. The geometry and frontage typically accommodate efficient design, setbacks, and site planning options under R-CG parameters (subject to City of Calgary review and approval).

The home: approximately 1,883 sq.ft. of developed space (RMS 863 sq.ft. above grade + 802 sq.ft. finished basement + 217 sq.ft. sunroom non-RMS). 2025 updates include new vinyl-plank flooring, interior paint, and select window/glass replacements. Property is vacant and ready for immediate possession.

Location highlights: within roughly 6.5 km of Downtown Calgary, 5 minutes to Nose Hill Park, and close to schools, transit and major retail centres.

Investment context: mature streetscape with ongoing reinvestment supports a variety of phased redevelopment strategies. Lot depth helps preserve usable rear yard area; frontage width offers flexibility for future facade and parking layouts.

Zoning: R-CG "Residential"
Grade-Oriented Infill District. Any future



development, suite use, parking design or site-specific requirements will be subject to municipal approvals.

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	20
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.
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