

\$699,500 - 15 Harlow Avenue Nw, Calgary

MLS® #A2193338

\$699,500

4 Bedroom, 2.00 Bathroom, 1,217 sqft
Residential on 0.13 Acres

Highwood, Calgary, Alberta

INCREDIBLE OPPORTUNITY in HIGHWOOD! This fully developed bungalow sits on a huge 55FT RC2 lot across from a park, offering endless possibilities—move in, renovate, or redevelop! Featuring brand-new luxury vinyl plank flooring (2025), a new roof (June 2024), and a separate entrance, this home is perfect for families, investors, or builders. The layout is truly exceptional, with a massive extended living and dining/family room—perfect for gatherings and entertaining! The bright, open design boasts 2300+ sq. ft. of living space, a cozy stone fireplace, a spacious kitchen with stainless steel appliances, and 4 bedrooms + 2 full bathrooms. The fully finished basement includes a huge rec room, bedroom, and bath—ideal for future suite potential (subject to city approval).

The south-facing backyard is a dream with mature trees, a large deck, alley access, and space for RV parking. Nestled in the heart of Highwood, this home is just steps from Highwood Outdoor Pool, Skating Rink, Community Hall, and Tennis Courts—your family can enjoy year-round activities right outside your door! Surrounded by scenic parks, playgrounds, and walking paths, and just minutes from Nose Hill Park, Confederation Park, top-rated schools, shopping, and transit, this is a prime inner-city gem offering an unbeatable active, family-friendly lifestyle. All this, and only 10



minutes to downtown!

Built in 1955

Essential Information

MLS® #	A2193338
Price	\$699,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	15 Harlow Avenue Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2G2

Amenities

Parking	Off Street
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Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Built-In Oven, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement Exterior Entry, Finished, Full

Exterior

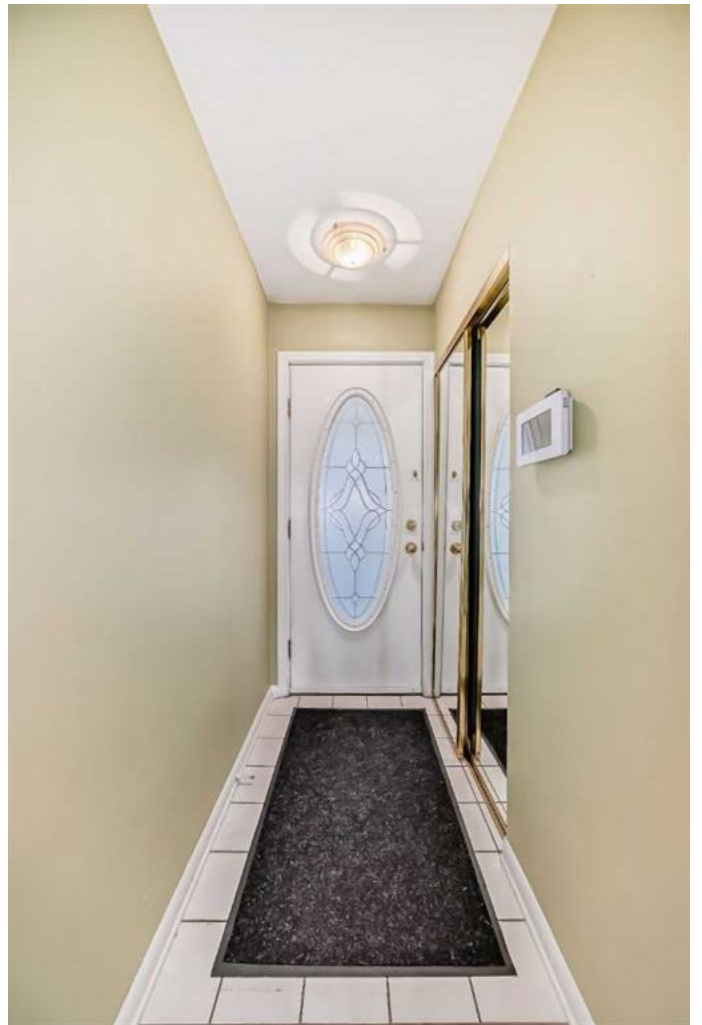
Exterior Features Other, Private Yard
Lot Description Back Lane, Rectangular Lot,
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 7th, 2025
Days on Market 35
Zoning R-C2

Listing Details

Listing Office Homecare Realty Ltd.



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