

\$565,000 - 28 Hilton Avenue Nw, Calgary

MLS® #A2257158

\$565,000

4 Bedroom, 2.00 Bathroom, 980 sqft

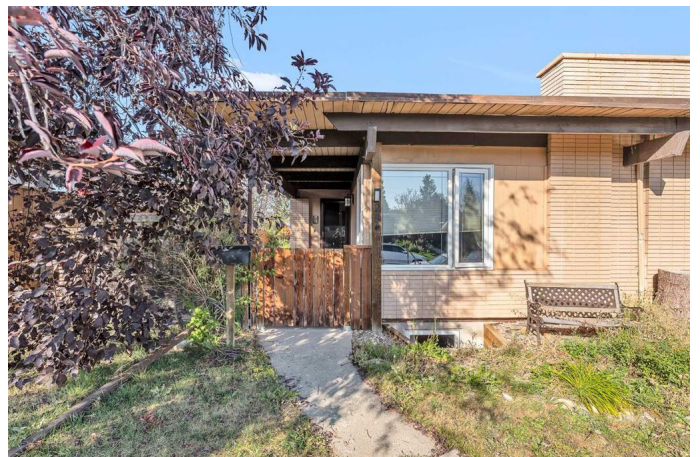
Residential on 0.07 Acres

Highwood, Calgary, Alberta

Welcome to this charming half-duplex bungalow in the desirable community of Highwood, featuring an illegal basement suite, excellent potential, and a virtual tour you can view online! Thoughtfully updated and well maintained, this property offers a bright and functional layout. The main floor features an inviting open-concept living and dining area anchored by a cozy brick wood-burning fireplace, updated flooring, and large windows that fill the home with natural light. The kitchen boasts newer appliances and stylish finishes, alongside two well-sized bedrooms and a full bathroom. All of the furniture on the main floor is included in the sale, making this a true turn-key opportunity.

Both levels are currently occupied by tenants who have cared for the property as their own. The home has been well maintained over the years and includes a newer furnace.

Outside, you'll find a landscaped and fenced backyard complete with garden areas, a storage shed, and convenient back lane access. It's conveniently close to downtown (10 mins) for work, dining, and entertainment, as well as quick access to the airport (13 mins) for your travel needs. Situated near the University of Calgary and SAIT (9 mins) and Nose Hill Park (5 mins), you'll have easy access to biking and walking trails, as well as off-leash dog parks, perfect for outdoor enthusiasts. Nearby



schools (North Haven School and Colonel Irvine School) make this property an excellent choice for families.

Donâ€™t miss your chance to own this gem in a fantastic location. Check out the virtual tour online, then contact us today to schedule a viewing and make this property yours!

Built in 1965

Essential Information

MLS® #	A2257158
Price	\$565,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.07
Year Built	1965
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	28 Hilton Avenue Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2H2

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Tar/Gravel
Construction	Wood Frame, Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	57
Zoning	R-CG

Listing Details

Listing Office	Zolo Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.