

# \$799,900 - 4 Heston Street Nw, Calgary

MLS® #A2257295

**\$799,900**

5 Bedroom, 5.00 Bathroom, 2,222 sqft  
Residential on 0.14 Acres

Highwood, Calgary, Alberta

Welcome to 4 Heston Street NW, a beautifully renovated four-level split on a spacious corner lot with valuable RC-G zoning. This home blends modern updates with excellent flexibility and future potential in one of Calgary's most convenient northwest locations. The main living areas are bright and welcoming, with large windows that fill the home with natural light. Recent renovations throughout create a fresh, functional, and move-in ready space.

A standout feature of this property is the illegal side suite. With private access and a thoughtful split-level design, it offers comfort and separation from the main living space. One side of the home currently has renters in place, providing immediate income, while the other side is vacant, giving you the option to move in, add tenants, or use the extra space for extended family. This rare setup makes the property truly turn-key while still offering room for your own vision.

The location completes the package. Schools, parks, and transit are all close by, and quick access to John Laurie Boulevard makes commuting across the city simple. Shopping, dining, and daily amenities are just minutes away, making this an ideal place to call home.

With its renovated interior, RC-G zoning, income already in place, and a unique illegal suite, 4 Heston Street NW is an exceptional



opportunity in Calgary's northwest.

Built in 1955

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257295      |
| Price          | \$799,900     |
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 2,222         |
| Acres          | 0.14          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4 Heston Street Nw |
| Subdivision | Highwood           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2K 2C1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Beamed Ceilings |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                 |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Lighting, Rain Gutters            |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stucco                                                            |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 24                   |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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