

# \$588,888 - 91 Holly Street Nw, Calgary

MLS® #A2267816

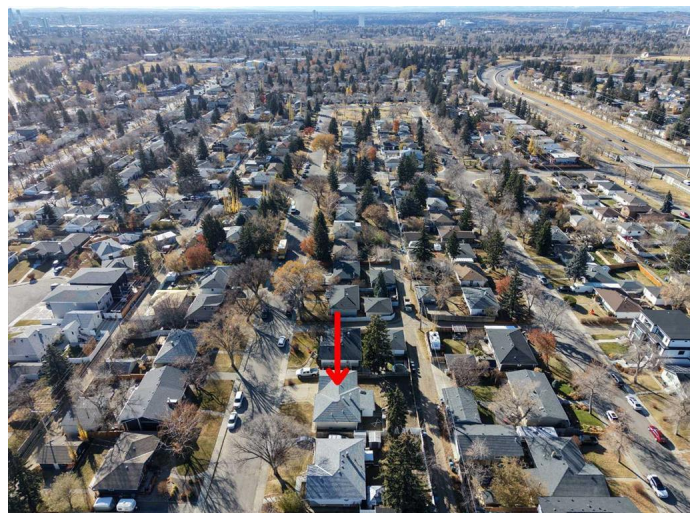
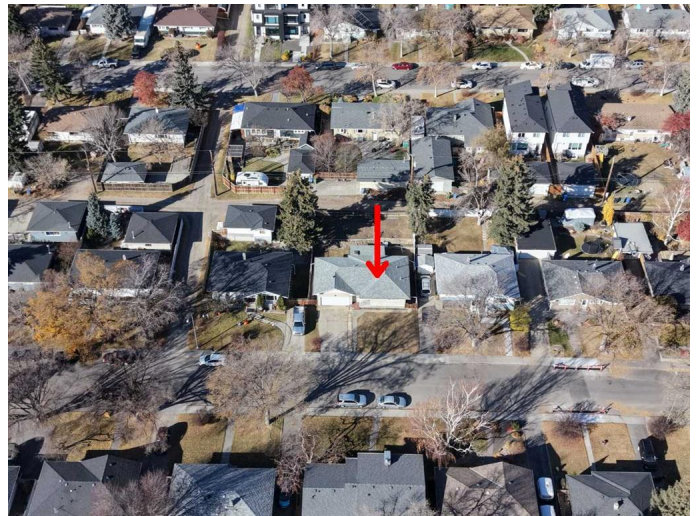
**\$588,888**

3 Bedroom, 2.00 Bathroom, 863 sqft  
Residential on 0.14 Acres

Highwood, Calgary, Alberta

Highwood R-CG rectangle lot, vacant, updated in 2025, and positioned for a hold-then-redevelop strategy (all redevelopment subject to City of Calgary approval). Exact lot per RPR (Aug 3, 2023): 18.29 m  $\times$  30.52 m; 558.21 m<sup>2</sup> (6,008.5 sq.ft.;  $\approx$  60.01'  $\times$  100.13'). The true rectangle and 60' frontage typically simplify massing, setbacks, private amenity space, and on-site parking/waste/servicing layout for small-scale multi-unit forms under R-CG (buyer to verify). Total developed 1,882.7 sq.ft., comprising RMS above-grade 863.2 sq.ft., finished basement 801.8 sq.ft., plus a bright 217.7 sq.ft. sunroom (non-RMS). Attached garage approx 23'2"  $\times$  18'6". Recent upgrades (2025): new vinyl plank flooring, fresh interior paint, and select window/glass replacements—clean, move-in-ready for an easy interim hold while you plan.

Why this site works for investors & builders: inner-city convenience buyers value—about 6.5 km to Downtown (12–15 minutes), under 5 minutes to Nose Hill Park, around 3 km to North Hill Centre, and under 20 minutes to YYC. Multiple schools within ~1–2 km and strong transit broaden both rental and resale catchments. Mature streetscape with ongoing reinvestment supports phased strategies: hold ? design/pre-app ? permit ? build to keep or sell. The ~100' depth preserves a functional rear yard and helps meet private outdoor



space requirements without over-constraining the main building envelope. The precise 60' width improves flexibility for façade rhythm, grade-oriented entries, and practical on-site parking arrangements (buyer to confirm counts and access). Being vacant compresses timelines—immediate survey, design, pre-application meetings, and permit submissions without tenant-turnover delays.

Design paths to explore (examples only, subject to approval): multi-unit rowhouse/4-plex concepts with private outdoor areas and efficient servicing; evaluate fee-simple versus condominium titling options based on final design and market positioning; confirm suite permissions, parking, waste storage, and any site-specific conditions with the City of Calgary.

Key specs & sources: RPR (Aug 3, 2023) dimensions 18.29 m — 30.52 m; lot area 558.21 m<sup>2</sup> (6,008.5 sq.ft.). RMS above-grade 863.2 sq.ft.; finished basement 801.8 sq.ft.; sunroom 217.7 sq.ft. (non-RMS); total developed 1,882.7 sq.ft. Zoning R-CG. Vacant and ready for your survey, design, permit, and build timeline. Buyer to verify all measurements, improvements, land-use rules, density, parking counts, servicing, and site-specific requirements with the City of Calgary.

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 | 2                  |

ZoningR-CG

Listing Details

Listing OfficeHomecare Realty Ltd.

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