

# \$634,900 - 132 Holmwood Avenue Nw, Calgary

MLS® #A2211754

**\$634,900**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.16 Acres

Highwood, Calgary, Alberta

\*\*\* OPEN HOUSE IS CANCELLED \*\*\*

Welcome to 132 Holmwood Ave NW, a captivating residence with character and convenience. Located in the desirable Highwood neighbourhood, you'll enjoy access to amenities like schools and shopping while residing in a charming, established street.

Step inside and discover original oak hardwood floors, preserving the home's authentic charm and warmth. While outside you'll love the perennial plantings and beautiful trees that make this a very special property.

The inviting living room features a wood-burning fireplace with a Heatilator fan, this thoughtful feature combines rustic appeal with practical functionality, making it both a focal point and an effective heating supplement.

The kitchen and main bathroom feature a 2022 refresh, including new sinks and countertops, and a contemporary backsplash that breathes fresh life into these essential spaces. Durable ceramic tile flooring offers visual appeal and practicality, standing up beautifully to the demands of daily life. The jetted tub offers a perfect retreat for relaxation after a long day.



Home systems have been thoughtfully maintained and updated, including a 2020 hot water tank, a reliable furnace installed in 2006 and a new BOSCH dishwasher in 2024 provide peace of mind regarding essential mechanical elements. And, downstairs the fresh paint and newer laminate flooring makes this space inviting and functional.

Don't miss this opportunity to own a home that offers both character and comfort in a mature NW neighbourhood loved by so many. Within walking distance of a public, outdoor pool, 3 playgrounds and both Elementary and Junior High Schools that offer English and bilingual Mandarin instruction.

Schedule your private viewing today and experience firsthand how 132 Holmwood Avenue NW could be the perfect setting for your next chapter.

Built in 1956

**Essential Information**

MLS® #	A2211754
Price	\$634,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	132 Holmwood Avenue Nw
Subdivision	Highwood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2G8

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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