



91 Holly Street Calgary Alberta

\$588,888

Strategic R-CG Opportunity in Highwood. Positioned on a true rectangle 60' x 100' lot (approx. 18.29 m x 30.52 m = 558 m² / 6,008 sq.ft.), this property combines holding potential with clear redevelopment flexibility. The geometry and frontage typically accommodate efficient design, setbacks, and site planning options under R-CG parameters (subject to City of Calgary review and approval). The home: approximately 1,883 sq.ft. of developed space (RMS 863 sq.ft. above grade + 802 sq.ft. finished basement + 217 sq.ft. sunroom non-RMS). 2025 updates include new vinyl-plank flooring, interior paint, and select window/glass replacements. Property is vacant and ready for immediate possession. Location highlights: within roughly 6.5 km of Downtown Calgary, 5 minutes to Nose Hill Park, and close to schools, transit and major retail centres. Investment context: mature streetscape with ongoing reinvestment supports a variety of phased redevelopment strategies. Lot depth helps preserve usable rear yard area; frontage width offers flexibility for future facade and parking layouts. Zoning: R-CG - Residential - Grade-Oriented Infill District. Any future development, suite use, parking design or site-specific requirements will be subject to municipal approvals. (id:6769)

Recreational, Games room 19.25 Ft x 9.92 Ft

Bedroom 11.67 Ft x 10.67 Ft

2pc Bathroom 5.00 Ft x 3.17 Ft

Furnace 12.92 Ft x 11.00 Ft

Storage 7.00 Ft x 6.33 Ft

Laundry room 8.75 Ft x 6.42 Ft

Living room 16.67 Ft x 11.58 Ft

Eat in kitchen 13.08 Ft x 13.17 Ft

Primary Bedroom 12.17 Ft x 10.33 Ft

Bedroom 12.17 Ft x 10.08 Ft

4pc Bathroom 8.58 Ft x 7.67 Ft

Sunroom 11.83 Ft x 17.75 Ft

Other 2.75 Ft x 3.17 Ft

Other 4.08 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca