

# \$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

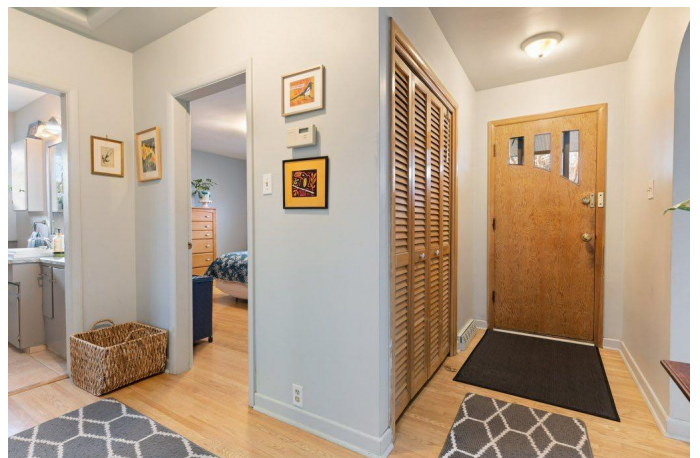
\*\*\* OPEN HOUSE IS CANCELLED \*\*\*

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 | 5                |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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