

# \$510,000 - 1116 High Glen Place Nw, High River

MLS® #A2199296

**\$510,000**

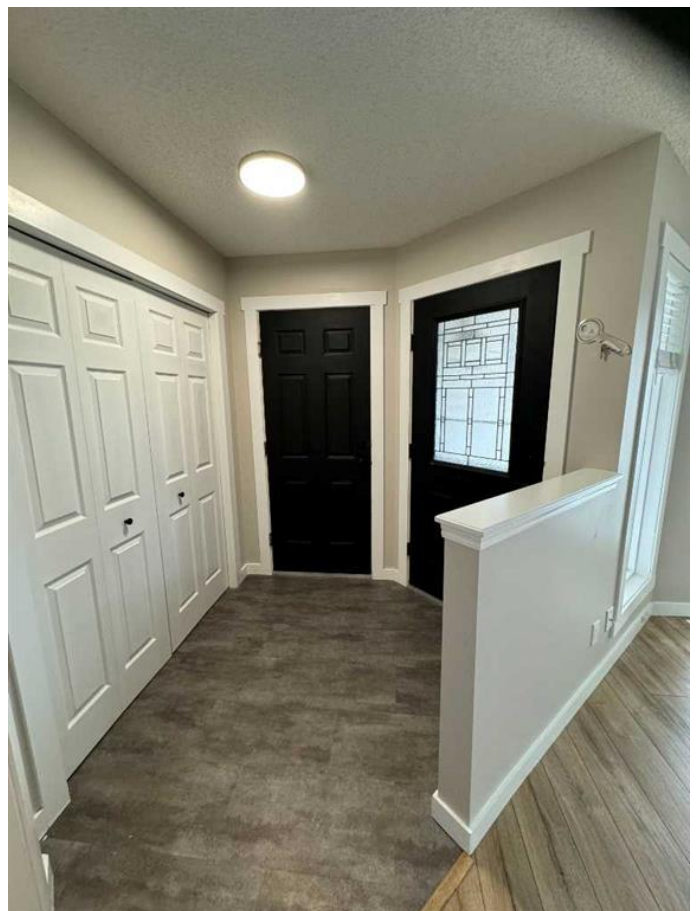
4 Bedroom, 4.00 Bathroom, 1,439 sqft  
Residential on 0.07 Acres

High River Golf Course, High River, Alberta

Looking for an income-producing property or a mortgage helper? This versatile and beautifully renovated semi-detached home is the perfect fit! With a fully updated upper unit and a brand-new, legal walkout basement suite, this property offers endless possibilities. Whether you're looking to live up and rent down or add two doors to your investment portfolio, this home checks all the boxes.

The main floor is a haven of modern living, featuring a spacious 3-bedroom, 2.5-bathroom layout filled with natural light and stylish updates. The open-concept living and dining area boasts a stunning feature wall, leading seamlessly to the eat-in kitchen, which overlooks the Highwood Golf Course. The large primary bedroom is a retreat with a walk-in closet and private ensuite, while the two additional bedrooms are generously sized and share a stylish 4-piece hallway bathroom. The newly completed 1-bedroom legal suite is nothing short of spectacular. With its own private entrance and large windows, it feels bright and inviting—not like a typical basement. The modern kitchenette features sleek finishes, and the stylish bathroom includes a chic tub surround. Separate laundry facilities add to the convenience, and the suite is completely self-contained for privacy and independence.

Additional features include a single attached garage plus an oversized driveway for extra parking. The fully fenced backyard has a storage shed and offers views for days!



Located in High River's sought-after NW neighbourhood, this property is close to schools, lakes, and walking paths, making it an ideal choice for families and investors alike. Don't miss your chance to own this incredible home in a fantastic community. Book your private viewing today and start collecting rent as early as May!

Built in 1994

### Essential Information

MLS® #	A2199296
Price	\$510,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,439
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1116 High Glen Place Nw
Subdivision	High River Golf Course
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1P5

### Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features Ceiling Fan(s), Pantry, Sep  
Closet(s)  
Appliances Dishwasher, Garage Contro  
Washer/Dryer, Window Cover  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Suite, Walk-O

## Exterior

Exterior Features Balcony, Private Entrance, P  
Lot Description Back Yard, Backs on to Park  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 4th, 2025  
Days on Market 10  
Zoning TND

## Listing Details

Listing Office Real Broker

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