



THE
A-TEAM

**RE/MAX
FIRST**

339 HENDON Drive, Calgary T2K 1Z6

MLS®#: **A2145546**

Area: **Highwood**

Listing Date: **06/30/24**

List Price: **\$1,075,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,846

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,846

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

7

Layout

Beds:

5 (3 2)

Baths:

4.5 (4 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Landscaped

Additional Parking,Alley Access,Double Garage Detached,Garage Door Opener,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove,Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Window Coverings

Int Feat:

Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	12`10" x 7`6"	Living Room	Main	18`9" x 13`3"
Kitchen	Main	15`0" x 11`6"	2pc Bathroom	Main	5`0" x 5`2"
Bedroom - Primary	Upper	14`3" x 13`2"	4pc Ensuite bath	Upper	7`9" x 7`10"
Bedroom	Upper	11`3" x 9`8"	Bedroom	Upper	11`3" x 9`8"
4pc Bathroom	Upper	4`11" x 7`6"	Bonus Room	Upper	13`0" x 10`3"
Laundry	Upper	5`0" x 5`5"	Kitchen With Eating Area	Basement	8`9" x 10`3"
Living Room	Basement	10`1" x 12`10"	Bedroom - Primary	Basement	11`1" x 8`11"

4pc Ensuite bath
 4pc Bathroom
 Dining Room
 Mud Room

Basement 4`11" x 7`7"
 Basement 4`11" x 7`6"
 Main 7`3" x 13`6"
 Main 4`7" x 5`9"

Bedroom
 Laundry
 Entrance

Basement 9`1" x 10`3"
 Basement 3`9" x 4`7"
 Main 4`7" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2311497**

Zoning:
R-C2

Remarks

Pub Rmks: **Wow....with so much talk about the housing shortage in our city and the lack of rentals, this may very well be the perfect opportunity to invest in the future. This property has so many options for occupancy. Purchase both sides of this duplex (\$1,075,000 per side) and have 4 rentals. Live in one side and have 3 rentals. Purchase one side and live upstairs and have your downstairs' tenant pay your mortgage. Or purchase one side and have two rentals. There is also the option to have multigenerational living. Built by Vicon Homes, a respected Alberta New Home Warranty builder, these well appointed homes will not disappoint. Located on a pretty treelined street with easy access to downtown, SAIT and the University of Calgary, there is also easy access out of the city. There is James Hardie siding and stone on the exterior with 25 year IKO Cambridge architectural asphalt shingles. As you enter the home you will appreciate the conveniently located home office. The main floor has an open concept with a large living room, with fireplace, dining area and a pretty kitchen with quartz counters, a gas stove (with air fryer option) and a spacious pantry. Upstairs has a central bonus room and laundry room. The primary suite features a walk-in closet and a 5 piece ensuite. This level has two more generous bedrooms and could easily accommodate a large family. This part of the property has a detached double garage plus street parking. The legal suite, with its own off street parking space, is every bit as beautiful as the main floor. A separate side entrance gives your tenant privacy when coming and going. There are two bedrooms, one with an ensuite and there is a second full bathroom. The layout in the legal suite was designed to accommodate at least two people and the bedrooms and bathrooms are on opposite sides of the unit. The kitchen has stainless appliances, quartz counters and an island with breakfast bar. There is a laundry room and open concept living room. Both the main floor and the legal suite have luxury plank vinyl flooring and the main floor has air conditioning. Many hours have been spent coming up with the perfect layout and the perfect design. This home is fenced, landscaped and ready for immediate possession. (341 Hendon Drive NW is also listed A2145549.)**

Inclusions: **Refrigerator (2), dishwasher (2), washer (2), dryer (2)**
 Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













