



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**341 HENDON Drive, Calgary T2K 1Z6**

MLS®#: **A2165711**

Area: **Highwood**

Listing Date: **09/13/24**

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:

**2023**

Low Sqft:

Ttl Sqft:

**1,846**

Lot Information

Lot Sz Ar:

**279 sqft**

Lot Shape:

DOM

**6**

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

4pc Ensuite bath  
 4pc Bathroom  
 Entrance  
 Mud Room

Basement 4`11" x 7`7"  
 Basement 4`11" x 7`6"  
 Main 6`0" x 7`3"  
 Main 4`7" x 5`9"

Bedroom  
 Laundry  
 Dining Room

Basement 9`1" x 10`3"  
 Basement 3`9" x 4`7"  
 Main 7`3" x 13`6"

Legal/Tax/Financial

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

Zoning:  
**R-C2**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPT. 21st 1:00pm-3:00pm. If quality is important than this home must be viewed in person to be truly appreciated. 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, quarts 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 vinyl plank 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, has window coverings and is ready for immediate possession. (339 Hendon Drive NW is also listed.)**

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**





















