



THE
A-TEAM

**RE/MAX
FIRST**

443 HENDON Drive, Calgary T2K 2A1

MLS®#: **A2170720**

Area: **Highwood**

Listing Date: **10/05/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,014**
Low Sqft:
Ttl Sqft: **1,014**

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,489 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 116`7"
Foyer	Main	4`0" x 3`10"
Bedroom - Primary	Main	11`7" x 10`3"
Bedroom	Main	9`2" x 9`2"
Mud Room	Main	6`11" x 2`11"
Bedroom	Lower	9`2" x 7`5"
Laundry	Lower	8`8" x 7`6"

Room	Level	Dimensions
Kitchen	Main	12`3" x 8`0"
Nook	Main	9`3" x 6`2"
Bedroom	Main	11`2" x 8`6"
4pc Bathroom	Main	8`7" x 5`0"
Family Room	Lower	30`0" x 23`0"
3pc Bathroom	Lower	6`9" x 5`5"
Storage	Lower	13`0" x 7`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

537HE

Remarks

Pub Rmks: **Attention builders and investors! This classic 4-bedroom bungalow sits on a beautifully treed lot with a south-facing backyard. 3 bedrooms and a bath up and one bedroom and a bath down. Kitchen with patio doors to a large south-facing deck. 2-car garage. There are lots of infills in the area so builders might get a start before the snow flies. Investors will note that the lower level has a private back-yard entrance so could be suited. If you are a young family you will see a gorgeous lot, 4 bedrooms, 2 baths, large family room on the lower level, so many schools just down the road but a challenge to bring this mid-century home back to it's glory! And the price is right for any of these endeavours - just \$599,000 for a home on a 55 foot lot. Come have a look today!**

Inclusions:
Property Listed By: **None**
Royal LePage Solutions

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





