



THE
A-TEAM

**RE/MAX
FIRST**

35 HENDON Drive, Calgary T2K 1Y6

MLS®#: **A2182884** Area: **Highwood** Listing Date: **12/13/24** List Price: **\$800,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,320**
 Low Sqft:
 Ttl Sqft: **1,320**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **RV Access/Parking,Single Garage Attached,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **Bookcases,Ceiling Fan(s),No Animal Home,No Smoking Home,Pantry,Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------------------|----------------|-----------------------|--------------------------|---------------|----------------------|
| Living Room | Main | 20`6" x 15`2" | Dining Room | Main | 12`10" x 9`4" |
| Kitchen With Eating Area | Main | 12`11" x 12`5" | Bedroom - Primary | Second | 15`4" x 9`10" |
| Bedroom | Second | 11`3" x 7`10" | Bedroom | Second | 12`9" x 9`10" |
| 4pc Bathroom | Second | 9`3" x 5`0" | Office | Third | 11`3" x 8`1" |
| Family Room | Level 4 | 32`2" x 28`11" | Laundry | Third | 11`5" x 6`2" |
| 2pc Ensuite bath | Level 4 | 5`5" x 4`4" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1277GW

Zoning:
R-CG

Remarks

Pub Rmks:

Attention Builders and Developers!!!! This great 4 level split home on a large 60 x 100 feet lot has a huge potential to be renovated or building a new detached homes or a side by side attached homes in a desirable Neighbourhood of Highwood. This home offers a large Livingroom, Dining room and a Kitchen with eating area on main level. From the Kitchen you can go to a large covered Deck, then to a concrete blocks Patio and a large south facing backyard, that has a extra wide single detached garage & concrete pad for RV parking. This has an extra wide single attached garage at the front. On the second level you will find a large Primary Bedroom, 2 other good size bedrooms and a 4 pc Bathroom, all with lot of natural light. Going down to the third level you will find a Laundry room, Den and a utility room. Then you go to a large Family room with gas lighter wood burning Fireplace and a built in Wet Bar, as well as a Den and a2 pc Powder room. Home is close toto a few Schools, Elementary, Junior High, James Fowler Highschool, TLC School, an outdoor Swimming Pool, all in a walking distance. Close to Safeway, Superstore, Deerfoot Mall, Confederation Park and a Golf Course. This home has it all.

Inclusions:
Property Listed By:

N/A
Stonemere Real Estate Solutions

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











