



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: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**

Finished Floor Area

Abv Sqft: **1,320**  
Low Sqft:  
Ttl Sqft: **1,320**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

DOM

**40**  
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/Bsm: **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**





















