

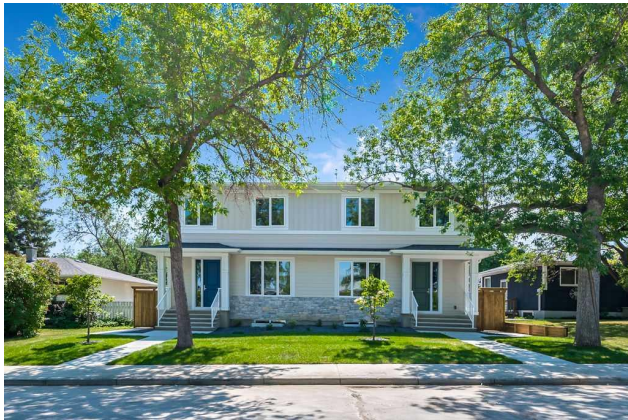


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**339 & 341 HENDON Drive, Calgary T2K 1Z6**

MLS®#: **A2185482**      Area: **Highwood**      Listing Date: **01/05/25**      List Price: **\$1,999,998**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
 Sub Type: **Full Duplex**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **6,006 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,692**  
 Low Sqft:  
 Ttl Sqft: **3,692**

DOM

**27**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **6**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Near Shopping Center,Landscaped,Near Golf Course,Near Public Transit,Rectangular Lot**

Park Feat:

**Additional Parking,Alley Access,Garage Door Opener,Garage Faces Rear,Off Street,Quad or More Detached**

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: **Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **2311497**

Remarks

Pub Rmks: **In a city that is continually growing and low on housing and rentals, this is an incredible opportunity to purchase a move in ready property that has 4 separate legal**

suites. Proudly designed and built by Vicon Homes LTD, a highly respected Alberta New Home Warranty certified builder, many hours went into creating the perfect design and layout. Located on a pretty tree-lined 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 homes you will appreciate the conveniently located home offices. The main floors have an open concept with large living rooms, with fireplaces, dining areas and pretty kitchens with quartz counters, gas stoves, (with air fryer option), and spacious pantries. Both upstairs have central bonus rooms and laundry rooms. The primary suites feature walk-in closets and 5 piece ensuites. These levels have two more generous bedrooms, and they could easily accommodate large families. This part of the property has two detached double garages plus street parking. The legal suites, with their own off-street parking spaces, are every bit as beautiful as the main floors. Separate side entrances give the tenants privacy when coming and going. There are two bedrooms in each legal suite, one with an ensuite and there are second full bathrooms. The layout in the legal suites was designed to accommodate at least two people in each and the bedrooms and bathrooms are on opposite sides of the units. The kitchens have stainless appliances, quartz counters and islands with breakfast bars. There are laundry rooms and open concept living rooms. Both the main floors and the legal suites have luxury vinyl plank flooring, and the main floors have air conditioning. These homes are fenced, landscaped and ready for immediate possession. Photos are from 339 Hendon Drive as it is staged, however, the two homes are the same just a mirror image of each other. The quality of this beautiful build must be viewed and appreciated in person.

Inclusions: Refrigerator (4), Dishwasher (4), Washer (4), Dryer (4), Gas Stove (2), Electric Stove (2), Microwave (2), Hood Fan (2), Microwave Hood Cover (2), Air conditioner (2), Garage Door Opener (2), Garage Door Remotes (4)  
Property Listed By: RE/MAX Realty Professionals

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











