



THE
A-TEAM

**RE/MAX
FIRST**

152 HENDON Drive, Calgary T2K1Z1

MLS®#: **A2197946**

Area: **Highwood**

Listing Date: **02/27/25**

List Price: **\$799,000**

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: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

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

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Private,Rectangular Lot,Treed**
Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **French Door,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

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

Title: **Fee Simple**
Legal Desc: **8647GT**

Zoning: **R-CG**

Remarks

Pub Rmks:	Beautiful Bungalow and Curb Appeal in Highwood NW. Great Access, Location and Setting across from Greenspace. This Very Clean, Comfortable and Fully Finished Home has 1968SQFT of Finished Living Space and many Recent and Desirable Upgrades to Kitchen and Bathrooms. Three Bedroom Main has Beautiful Hardwood Flooring, Formal Dining and Living Room, French Doors and Extra Large Picture Window with view of Private Yard and BBQ Patio. Private Side Entrance. Recent Kitchen Renovation with Island, New Cabinets, Slide Shelving, Extra Storage, and Upgraded Lighting and Lutron Switches. You will also Love the Recent Renovations to Both Upper and Lower Bathrooms, which include Custom Glass Walk in Shower Enclosures and New Fixtures. All New Quality Main Level Windows and Privacy Bedroom Shutters. Recent New Hi Efficiency Furnace and Hot Water Heater. Lower Level Features an Open Floor Plan with Large Bedroom, Large Luxury Bathroom, Walk in Closet and New Hi-Efficiency Furnace and Water Heater. R-2 Zoned, 60x100FT Treed Lot with Private Rear Yard, Patio, RV Parking. Oversized Double Heated Garage-with Lifetime Metal Roof and 8FT Overhead Doors, makes this property very desirable and complete. Highwood is a Wonderful Close-in NW Community with an Outdoor Ice Rink, Swimming Pool, Community Association, Seven Schools, Strip Malls, Shopping Car Wash and More. A Perfect Place to Call Home. Book Your Viewing and Purchase before it is Sold.
Inclusions:	None
Property Listed By:	RE/MAX Complete Realty

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











