



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**390 HENDON Drive, Calgary T2K 1Z7**

MLS®#: **A2200267**

Area: **Highwood**

Listing Date: **03/07/25**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,062 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Lawn**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,886**

Low Sqft:

Ttl Sqft: **1,886**

DOM

**3**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance, Private Yard**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator**  
Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(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**  
Legal Desc: **2311958**

Zoning: **R-C2**

Remarks

Pub Rmks: **NOW MOVE-IN READY in HIGHWOOD! An incredible BRAND NEW DETACHED INFILL w/ SOUTH EXPOSURE, with a desirable CITY APPROVED LEGAL 2-BED BASEMENT**

**SUITE, knockdown VAULTED CEILINGS, & an UPPER BONUS ROOM!** Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. A grande entrance into the home starts w/ a large front foyer that leads into the front dining room & views across the main floor with engineered oak hardwood floors & a 10-ft painted ceiling. The dining room is both spacious & bright, w/ lots of South-facing windows. The central kitchen is upgraded and modern, with ceiling-height shaker style white solid wood cabinetry, quartz countertops, a spacious corner pantry for tons of storage, coffee station, and a full-height quartz backsplash. A long island sits in the centre w/ waterfall quartz, bar seating & lots of counter space, complete w/ a SS appliance package w/ a French door refrigerator, a gas cooktop, a built-in wall oven/microwave, & dishwasher. A large rear living room overlooks the backyard & centres on an inset gas fireplace w/ full-height tile surround framed by two tall windows on either side. The main floor is rounded out w/ a rear mudroom w/ a bench & a closet, & a 2-pc powder room w/ designer lighting & modern vanity. The engineered oak hardwood follows you upstairs where a spacious bonus room is perfect for a kids play area or an amazing home office space. There are two secondary bedrooms w/ large windows & built-in closets with solid wood doors, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The contemporary primary suite enjoys large windows, an energy-efficient knockdown VAULTED CEILING, a walk-in closet, & a luxurious 5-pc ensuite w/ a modern dual vanity, a walk-in shower w/ full tile surround, & more vaulted ceilings! Downstairs, the LEGAL 2-BED SUITE is the perfect mother-in-law suite or mortgage helper, w/ a secure fire retardant private entrance leading you into the suite, which features luxury vinyl plank flooring, 9-ft ceilings, separate laundry, two large bedrooms w/ closets, & a 4-pc bath. The living room has lots of space for an entertainment unit, w/ a lovely kitchen complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. Outside, enjoy a good-sized patio & double detached garage. Enjoy an active lifestyle with Nose Hill Park only blocks away & Confederation Park to the south. And families will love the schools close by! (Suite Registration in Supplements)

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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













