



## 339 Hendon Drive Calgary Alberta

\$1,075,000

Wow....with so much talk about the housing shortage in our city and the lack of rentals, this may very well be the perfect opportunity to invest in the future. This property has so many options for occupancy. Purchase both sides of this duplex (\$1,075,000 per side) and have 4 rentals. Live in one side and have 3 rentals. Purchase one side and live upstairs and have your downstairs' tenant pay your mortgage. Or purchase one side and have two rentals. There is also the option to have multigenerational living. Built by Vicon Homes, a respected Alberta New Home Warranty builder, these well appointed homes will not disappoint. Located on a pretty treelined street with easy access to downtown Calgary, 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 home you will appreciate the conveniently located home office. The main floor has an open concept with a large living and dining area and a pretty kitchen with quartz counters, a gas stove (with air fryer option) and a spacious pantry. Upstairs has a central bonus room and laundry room. The primary suite features a walk-in closet and a 5 piece ensuite. This level has two more generous bedrooms and could easily accommodate a family. This part of the property will have a detached double garage plus street parking. The legal suite, with its own off street parking space, is every bit as beautiful as the main floor. A separate side entrance gives your tenant privacy when coming and going. There are two bedrooms, one with an ensuite and there is a second full bathroom. The layout in the legal suite was designed to accommodate at least two people and the bedrooms and bathrooms are on opposite sides of the unit. The kitchen will have stainless appliances, quartz counters and...

Kitchen 7.42 Ft x 12.50 Ft  
Living room 11.33 Ft x 12.67 Ft  
Primary Bedroom 11.25 Ft x 9.17 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 9.08 Ft x 10.33 Ft  
4pc Bathroom .00 Ft x .00 Ft

Kitchen 15.58 Ft x 9.83 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 14.33 Ft x 13.17 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Bedroom 11.25 Ft x 10.00 Ft  
Bedroom 11.25 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

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Laundry room .00 Ft x .00 Ft

Office 12.92 Ft x 8.00 Ft

Living room/Dining room 18.83 Ft x 18.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 13.00 Ft x 12.67 Ft

Laundry room .00 Ft x .00 Ft