



390 Hendon Drive Calgary Alberta

\$1,125,000

Coming soon to HIGHWOOD! 2,605+ sq of total living space in this DETACHED INFILL w/ SOUTH EXPOSURE, an incredible LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city), & SPACIOUS VAULTED CEILINGS & with 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 checkered white solid wood cabinetry, quartz countertops, a spacious corner pantry for tons of storage, coffee station, and a full-height quartz backsplash. A 10 ft 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/ oak hardwood rear mudroom w/ a bench & a closet, & a 2-pc powder room w/ designer lighting & modern vanity. Upstairs, a spacious bonus room is perfect for spreading out, a kids play area, or an amazing home office space. There are two seconda...

- Bedroom 9.75 Ft x 12.33 Ft
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- Kitchen 10.42 Ft x 7.42 Ft
- Living room/Dining room 15.92 Ft x 11.08 Ft
- Laundry room 6.08 Ft x 5.25 Ft
- 4pc Bathroom Measurements not available

- Bedroom 10.17 Ft x 11.00 Ft
- 2pc Bathroom Measurements not available
- Primary Bedroom 12.92 Ft x 14.42 Ft
- Other 9.33 Ft x 3.58 Ft
- Bedroom 10.33 Ft x 11.00 Ft
- Bonus Room 16.92 Ft x 11.83 Ft

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

Listing Presented By:



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RE/MAX House of Real Estate

<https://innercityinfills.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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Living room 14.42 Ft x 12.75 Ft

Kitchen 16.33 Ft x 11.83 Ft

Dining room 14.83 Ft x 10.33 Ft

Laundry room 6.17 Ft x 5.25 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available