



## 390 Hendon Drive Calgary Alberta

\$1,043,000

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 9-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 &...

Bedroom 10.33 Ft x 9.00 Ft  
 Laundry room 6.25 Ft x 5.25 Ft  
 Bedroom 10.25 Ft x 9.08 Ft  
 Primary Bedroom 12.92 Ft x 12.92 Ft  
 5pc Bathroom 9.50 Ft x 13.50 Ft

Bedroom 9.58 Ft x 10.08 Ft  
 4pc Bathroom 6.17 Ft x 7.17 Ft  
 Family room 9.25 Ft x 14.00 Ft  
 Kitchen 10.17 Ft x 9.33 Ft  
 Furnace 9.00 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX House of Real Estate

<https://innercityinfills.ca/>

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**(CENTRAL)**

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 ctimos@telus.net

Other 16.42 Ft x 5.00 Ft

4pc Bathroom 8.17 Ft x 5.33 Ft

Bonus Room 16.50 Ft x 8.17 Ft

Laundry room 5.83 Ft x 4.33 Ft

Bedroom 9.50 Ft x 10.08 Ft

Kitchen 16.25 Ft x 17.92 Ft

Living room 14.50 Ft x 12.92 Ft

Other 6.00 Ft x 8.50 Ft

2pc Bathroom 6.00 Ft x 4.67 Ft