



## 339 Hendon Drive Calgary Alberta

\$1,075,000

OPEN HOUSE SATURDAY SEPT. 21st 1:00pm-3:00pm. If quality is important than this home must be viewed in person to be truly appreciated. 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, 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 room, with fireplace, 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 large family. This part of the property has 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 ...

Other 2.67 M x 3.12 M

Living room 3.07 M x 3.91 M

Primary Bedroom 3.38 M x 2.72 M

4pc Bathroom 1.50 M x 2.31 M

Bedroom 2.77 M x 3.12 M

4pc Bathroom 1.50 M x 2.29 M

2pc Bathroom 1.52 M x 1.58 M

Dining room 2.21 M x 4.12 M

Other 1.40 M x 1.75 M

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Primary Bedroom 4.34 M x 4.01 M

4pc Bathroom 2.36 M x 2.39 M

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

Listing Presented By:



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CIR

REALTY

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Laundry room 1.14 M x 1.40 M  
Office 3.91 M x 2.29 M  
Living room 5.72 M x 4.04 M  
Kitchen 4.57 M x 3.51 M

Bedroom 3.43 M x 2.95 M  
Bedroom 3.43 M x 2.95 M  
4pc Bathroom 1.50 M x 2.29 M