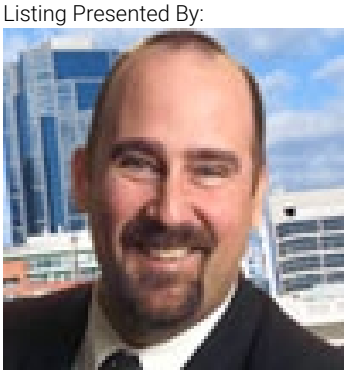


271 Hendon Drive Calgary Alberta

$699,000

** DEVELOPEMENT PERMIT RELEASED ** Rare Prime Infill Opportunity in Highwood! This exceptional 55' x 100' (R-C2 zoned) building lot features a highly coveted west-facing backyard with stunning elevated views, situated on a quiet, low-traffic non-through road in a mature inner-city community. The previous home has already been demolished, clearing the way for immediate site development. Save almost a year of planning and municipal approvals with an approved Development Permit and a Building Permit application currently in progress, allowing you to break ground before winter. The property comes complete with a full set of plans for two luxury detached infills, each featuring secondary suites for maximum yield and ROI. Located minutes from Nose Hill Park, top schools including Highwood School, which has a Chinese (Mandarin) bilingual program, the Calgary Winter Club, transit, and quick access to Downtown. Whether you are a builder looking for a ready-to-dig project or an investor eyeing Calgary's thriving NW corridor, this turnkey land offer is ready for action. (id:6769)

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