



GRASSROOTS

REALTY GROUP

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**254 Hendon Drive NW
Calgary, Alberta**

MLS # A2304616

\$724,900



Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: n/a

OH Sat Apr 24 -12-2pm* Welcome to this updated bungalow in the heart of Highwood, ideally positioned on a generous 60 x 100 R-CG lot along a quiet, tree-lined street. Offering exceptional versatility, this property is equally suited for homeowners seeking space and comfort, or investors looking to capitalize on future redevelopment potential. The main floor showcases a bright, open-concept living and dining area, anchored by beautifully refinished hardwood floors that create a warm, cohesive feel throughout. The spacious kitchen is both practical and inviting, featuring solid wood cabinetry, a built-in pantry, wall oven, newer stainless steel refrigerator, and durable tile flooring that flows seamlessly into a sunny east-facing breakfast nook—the perfect spot to start your day. Three well-proportioned bedrooms provide flexibility for families, guests, or home office use, complemented by a centrally located, updated bathroom. Main floor laundry adds everyday convenience and can be shared with the lower level if desired. A separate entrance leads to the suited (illegal) basement, offering excellent income or multi-generational living potential. This level includes two additional bedrooms, a large family room, a newer full bathroom, and a tiled kitchen with its own eating nook, along with separate laundry access. Outside, the double detached garage is paired with a newly refinished concrete driveway, providing ample parking, storage, and protection through the winter months. Extensive updates enhance both comfort and peace of mind, including: newer windows and shingles, air conditioning, upgraded insulation and roof ventilation, exterior paint, upgraded electrical panel and outlets, new south-side fencing, new garage door springs, and a newly completed driveway. Located just minutes from McKnight Blvd, Deerfoot Trail, and John Laurie Blvd, and only blocks from

Confederation Park, schools, shopping, golf, and playgrounds, this home combines everyday convenience with long-term upside in one of NW Calgary's most established communities. A rare opportunity to own a move-in-ready home with income potential and future development value.