



**200 Hendon Drive NW
Calgary, Alberta**

MLS # A2305750



\$625,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, On Street, Paved, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna		

Inclusions: Kitchen Fan as is, Water Softner, On demand hot water (tankless), HRV, Humidifier (as is), Shed, Greenhouse

Welcome to Highwood—a highly sought-after inner-city community where this 60-foot wide, nearly 6,000 sq ft lot presents a truly remarkable opportunity. Whether you’re an investor, builder, or buyer looking to create your next family home, this property offers outstanding flexibility and upside. Surrounded by newer infill developments and ongoing revitalization, the development potential here is exceptional—making this a true land-bank opportunity or future build site in a rapidly gentrifying pocket of the city. The existing bungalow is well-maintained and fully livable, offering immediate holding and rental potential, while also being ripe for upgrading or renovation to match your vision—or as a foundation for future redevelopment on the lot. The main floor features hardwood flooring, an arched entryway, and character plaster tray ceilings in the living and dining areas. The kitchen includes ceiling-height cabinetry and a gas range, with three well-sized bedrooms completing the upper level. The fully developed basement expands the space with additional bedrooms, a 3-piece bathroom, and a sauna. Mechanical systems include a newer furnace, tankless hot water system, HRV unit, and water softener. The exterior offers a fully fenced yard with garden space, a greenhouse ready for revitalization, and a single detached garage that could benefit from some updating. Location is a standout feature—just over 4 km to downtown as the crow flies, approximately 7–8 minutes to the Centre Street Bridge in non-rush hour conditions, and roughly 20 minutes via public transit. Enjoy quick access to Nose Hill Park and Confederation Park, along with convenient routes via McKnight Boulevard to Deerfoot Trail and Calgary International Airport—typically just a 10–15 minute drive. Transit is located just a block away, and schools from

K–12 are easily accessible, making this an ideal blend of convenience and long-term value. This is an investor’s dream with remarkable redevelopment potential—or a rare opportunity to secure a large inner-city lot to build your next family home. Hold, rent, renovate, or redevelop—the choice is yours. Opportunities like this in Highwood are limited.