



**136 Hendon Drive NW
Calgary, Alberta**

MLS # A2322677



\$649,800

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Re		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Refrigerator, Stove

First-time home buyers, investors, and downsizers alike will appreciate this charming bungalow on one of Highwood's most desirable streets, just steps from green space. Situated on a spacious 50' x 100' lot. This home offers a functional layout, hardwood floors, and numerous updates, including a newer roof and eavestroughs, high-efficiency furnace, and Hardie board siding. The bright living room flows into an updated eat-in kitchen featuring stainless steel appliances, an induction stove, and Miele dishwasher. The renovated main bathroom boasts heated tile floors, a stylish tiled tub/shower surround, and excellent storage, while two generously sized bedrooms offer both east- and west-facing exposure. The private backyard is a standout feature, backing onto a pathway and surrounded by mature trees and a stunning lilac hedge, creating the perfect setting for summer BBQs, outdoor entertaining, and relaxing evenings. A unique rooftop patio above the garage, complete with a custom patio set, adds even more outdoor living space. The partially finished basement includes a separate entrance, updated bathroom, and bedroom or office with new flooring, while the remaining space offers endless potential for future development. Additional features include a newer water softener, central vacuum system, upgraded washer and dryer, and a single detached garage. A fantastic opportunity to own a well-maintained home on a beautiful lot in a sought-after community.