



**GRASSROOTS**

REALTY GROUP

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**254 Hendon Drive NW  
Calgary, Alberta**

**MLS # A2322715**



**\$699,900**

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

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

**Inclusions:** n/a

Welcome to Highwood, where central convenience meets long-term opportunity. Set on a quiet, tree-lined street, this beautifully updated bungalow sits on a generous 60' x 100' R-CG lot, offering immediate comfort with exciting future potential. Inside, the main floor feels warm, bright, and inviting, with refinished hardwood floors flowing through the open living and dining spaces. The kitchen blends character and function with solid wood cabinetry, built-in pantry storage, wall oven, newer stainless steel fridge, and durable tile flooring, opening into a sunny east-facing breakfast nook—an ideal spot for morning coffee. The main level offers three well-sized bedrooms and an updated central bathroom, creating an ideal layout for families, guests, or a dedicated home office. Main floor laundry adds everyday convenience. Downstairs, a separate entrance leads to a fully developed illegal suited basement, creating excellent flexibility for extended family, mortgage support, or investment income. This level includes two additional bedrooms, a spacious family room, updated full bathroom, full kitchen with dining nook, and separate laundry access. Outside, the property continues to impress with a double detached garage, ample off-street parking, and a newly refinished concrete driveway. Meaningful upgrades throughout provide peace of mind, including newer windows and shingles on home, upgraded attic insulation and roof ventilation, air conditioning, exterior paint, updated electrical panel and outlets, south-side fencing, garage door springs, and the recently completed driveway. Location is where Highwood truly shines. Enjoy quick access to McKnight Blvd, Deerfoot Trail, and John Laurie Blvd, while being just minutes from Confederation Park, Nose Hill Park, schools, playgrounds, shopping, and golf. Commuting is effortless with downtown Calgary in 10-15

minutes, Calgary International Airport in 12 minutes, Kensington in 15 minutes, and Nose Hill just 7 minutes away. Whether you're a family looking for a move-in-ready home in an established inner-city community, or an investor seeking rental income and redevelopment upside, this property delivers exceptional flexibility. Move in, rent out, hold for the future, or reimagine the lot entirely—opportunities like this in central northwest Calgary are increasingly hard to find. Call now for your private viewing!