



**GRASSROOTS**

REALTY GROUP

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**212 Hendon Drive NW  
Calgary, Alberta**

**MLS # A2327802**

**\$659,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Highwood  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,294 sq.ft.  | <b>Age:</b>   | 1956 (70 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Single Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RCG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows |                   |     |

**Inclusions:** Radon gas mitigation system

Don't miss your opportunity to live in a well established area with easy access to city centre and public Transit. Updated bungalow on 60 x 100 R-C2 WALKOUT lot. Beautiful family home boasting bright open plan w/gleaming red maple hardwood floors. Beautiful kitchen with ample space for large family gatherings. Featuring granite counter tops an abundance of maple cabinets + pass through/w granite top. Living room is very bright w/adjoining dining room. Bedrooms are spacious with ample closet & storage space. Main bath upgraded in 2018 w/new soaker tub, tile surround & plank flooring. Addition is perfect for home office, craft/game/rec room 3rd bedroom or sunroom to relax and enjoy the scenery. Finished basement w/3rd bedroom + Den, huge rec room & 3 pce bath. Newer windows, shingles & H2O tank. Furnace replaced 2007. Refinished hardwood (2019). Fully renovated basement (2019), Radon Gas system (2020), Split 2 ton AC wall unit (2022), 60 Gallon brand new hot water tank (2022). The backyard has mature tree's, patio and RV parking. Great foundation to create your personal Oasis. Close to park, schools, transit & city