



GRASSROOTS
REALTY GROUP

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421 Hendon Drive NW
Calgary, Alberta

MLS # A2331201



\$949,000

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,884 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Wet Bar

Inclusions: None

Open house 12-3pm Sunday July 26 Welcome to this beautifully designed BRAND NEW home offering the perfect blend of luxury, comfort, and functionality. Boasting 9-foot ceilings on all three levels and an abundance of oversized windows, this home is flooded with natural light, creating a bright and inviting atmosphere throughout. The open-concept main floor showcases durable luxury vinyl flooring, upgraded interior doors, and a thoughtfully designed layout that feels both spacious and elegant. At the heart of the home is the modern kitchen, complete with a generous walk-in pantry and plenty of workspace, flowing seamlessly into the warm and inviting living room featuring a striking tiled fireplace framed by custom built-in shelving. A convenient powder room completes the main level. A beautifully finished staircase with modern railings and vinyl stair treads is enhanced by two large frosted windows that bring in natural light while maintaining privacy. Upstairs, the impressive 9-foot ceilings continue, adding to the home's bright and airy feel. The spacious primary retreat features expansive community views, dual walk-in closets with custom organizers, and a luxurious spa-inspired ensuite complete with a freestanding soaker tub, oversized frosted windows, and a fully tiled walk-in shower with ceiling-height tile and a built-in bench. Two additional generously sized bedrooms offer large windows and share a beautifully appointed full bathroom featuring a double vanity, frosted window, and full-height tiled tub surround. The conveniently located upper-level laundry room is upgraded with quartz countertops and upper cabinetry for added storage and functionality. The fully developed basement provides exceptional additional living space, featuring two spacious bedrooms with large windows, a generous recreation room, and a stylish wet bar—ideal for entertaining,

hosting extended family, or creating the perfect movie or games room. Outside, the detached double garage is equipped with 220V wiring, making it ready for EV charging or a workshop setup. Ideally located in a well-established inner-city NW community, this home offers outstanding access to Downtown, Deerfoot Trail, 14 Street NW, and McKnight Boulevard. Enjoy the convenience of nearby shopping, restaurants, cafés, fitness facilities, and public transit. Outdoor enthusiasts will love being just minutes from Confederation Park, Nose Hill Park, and Highwood Outdoor Pool, while families will appreciate the excellent nearby schools, including FFCA, Colonel Irvine School, Highwood School, and Colonel Sanders School. This exceptional home truly offers the perfect combination of modern luxury, everyday convenience, and an unbeatable location.