



GRASSROOTS
REALTY GROUP

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403 Hendon Drive NW
Calgary, Alberta

MLS # A2342681



\$649,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

Inclusions: Property & chattels <as is>

LAND VALUE!!! Builder alert on this 55x100ft lot in this 1950s bungalow in Highwood. Large flat lot. Home has 2 bedrooms on main & 2 bedrooms in basement, oversized 2 car detached garage + extra parking pad. Excellent opportunity for a builder or redevelopment. Walking distance to Highwood Outdoor Pool & 3 schools (Highwood Elementary, Foundations for the Future Charter Academy & Colonel Irvine Junior High). Quick access to Northmount Drive, 14th Street & McKnight Blvd to take you to Confederation & Nose Hill parks, the Winter Club, airport & downtown. NOTE: please do not disturb tenants, no access to the property.