



GRASSROOTS
REALTY GROUP

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35 Hendon Drive NW
Calgary, Alberta

MLS # A2349062



\$1,099,000

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub

Inclusions: N/A

WELCOME TO HIGHWOOD! Set on a quiet street in an established inner-city community, this beautifully finished LUXURY DETACHED home offers an exceptional combination of thoughtful design, elevated finishes, and added versatility with a 1-BEDROOM BASEMENT SUITE. Complete with a SOUTH-FACING BACKYARD, STAMPED CONCRETE PATIO, and impressive living spaces throughout, this is a home designed for both everyday living and entertaining. The open-concept main floor showcases ENGINEERED HARDWOOD FLOORING, CEILINGS, and custom detailing throughout. The spacious living and dining areas flow seamlessly into the upscale kitchen, designed with both function and style in mind. It features CUSTOM-BUILT CABINETRY, a large central island with flush eating bar, premium stainless-steel appliances, a custom built-in range hood, BUILT-IN COFFEE STATION, and an eye-catching wine display that adds a sophisticated touch to the space. The spacious living room is anchored by a sleek fireplace with a contemporary surround and built-in cabinetry, with easy connection to the SOUTH-FACING BACKYARD. Step outside to enjoy the STAMPED CONCRETE PATIO and landscaped outdoor space—perfect for summer dining, entertaining, and relaxing in the sun. A large functional mudroom with custom storage and a beautifully finished powder room complete the main level. Upstairs, the PRIMARY SUITE offers a private retreat with a VAULTED CEILING, its own electric fireplace, a spacious walk-in closet with extensive built-ins, and a luxurious 5-PC ENSUITE featuring dual vanities, HEATED FLOORS, a large glass-enclosed shower, freestanding soaker tub, and private water closet. Two additional bedrooms feature custom closets, and a shared bathroom complete with quartz countertops and

contemporary finishes. A spacious BONUS ROOM adds valuable flexibility to the upper level, creating an ideal space for a kids's lounge, media area, homework zone, or HOME OFFICE. The fully developed lower level adds even more versatility with a 1-BEDROOM BASEMENT SUITE, offering an excellent option for extended family, guests, or additional living space. Thoughtfully designed with a custom kitchen & island, built in media, and separate laundry complementing the quality and functionality found throughout the rest of the home and further enhances the flexibility of this exceptional property. HIGHWOOD is a well-established inner-city community known for its mature trees, quiet residential streets, parks, playgrounds, and convenient central location. Residents enjoy easy access to CONFEDERATION PARK and its extensive pathway system, nearby schools and community amenities, along with shops, restaurants, and everyday services along Centre Street and throughout the surrounding area. With convenient connections to major routes and downtown Calgary just a short commute away, Highwood offers an appealing combination of inner-city accessibility and a welcoming residential atmosphere.