

# \$699,900 - 447 Hendon Drive Nw, Calgary

MLS® #A2173437

**\$699,900**

5 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.13 Acres

Highwood, Calgary, Alberta

Updated 5 bedroom home with a lower level 2 bedroom suite (illegal) in a prime Highwood location! Within walking distance are several great schools, transit, numerous parks, every amenity and even a fantastic outdoor pool! Ideally situated on a quiet, tree-lined street, this wonderful home offers 2 rental opportunities in one or private space for multi-generational living. The main floor is a spacious retreat for any busy family with beautiful hardwood floors, neutral decor and oversized windows that stream in natural light. Show off your culinary prowess in the updated kitchen featuring a large custom island with a raised breakfast bar, granite countertops, full-height cabinetry and stainless steel appliances. The dining room and living rooms are open to each other creating a natural flow that encourages unobstructed conversations. Those same gleaming floors continue into the 3 spacious and bright bedrooms on this level, no carpet! Also updated, the bathroom boasts an oversized rain shower, a stylish design and extended cabinets. Suited (illegally), the lower level offers a ton of versatility thanks to the generous size, well-appointed spaces, full kitchen, 2 large bedrooms and a 4-piece bathroom. Truly unlimited potential for income-generating or extended family members. Easily entertain, barbeque or unwind in the sunny SW-facing backyard with an extensive concrete poured patio and loads of grassy play space for kids and pets all privately nestled behind the oversized double



detached garage. This huge 55' x 100' lot would also make a great development site with the house to the east also for sale as well as potential for the west lot currently vacant and owned by the city. Purchase of all 3 lots would increase the frontage to a whopping total of 164'! Families and outdoor enthusiasts will love that this diverse neighbourhood includes an outdoor pool, an active community centre and a skating rink plus enjoys close proximity to Confederation Park, Nose Hill Park and the extensive pathway systems. This fantastic home is within walking distance to schools and is just 10 minutes to John Laurie, Deerfoot, North Hill LRT, U of C, SAIT, shopping malls and the East Industrial Area. Simply an unbeatable location!

Built in 1956

### Essential Information

MLS® #	A2173437
Price	\$699,900
Sold Price	\$700,275
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,138
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	447 Hendon Drive Nw
Subdivision	Highwood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2K 2A1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Water Softener, Window Coverings, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 17th, 2024
Date Sold	October 25th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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