

\$1,043,000 - 390 Hendon Drive Nw, Calgary

MLS® #A2211194

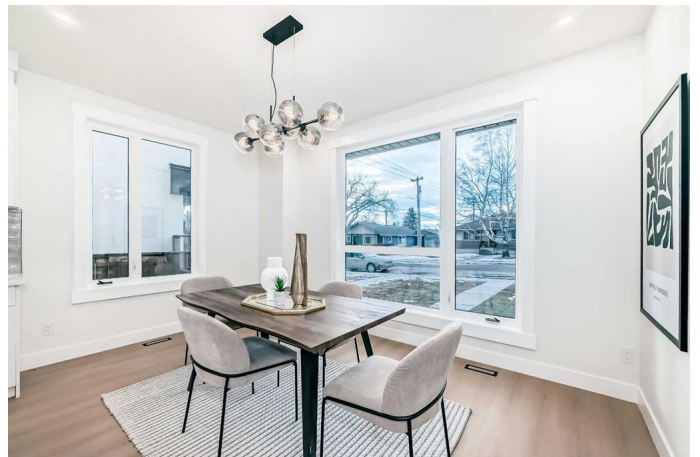
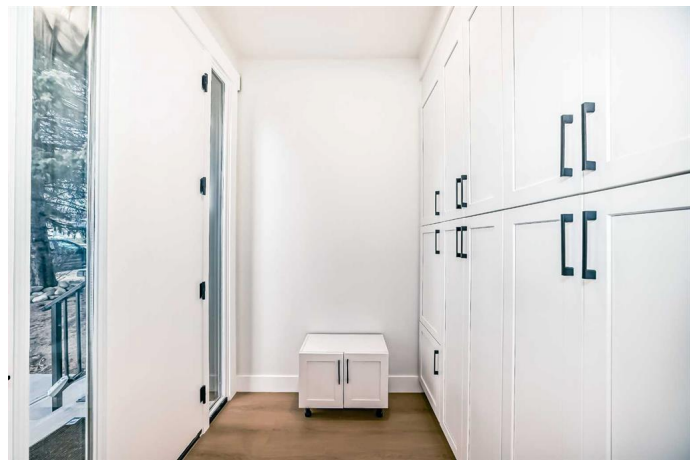
\$1,043,000

5 Bedroom, 4.00 Bathroom, 1,867 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

NOW MOVE-IN READY in HIGHWOOD! An incredible BRAND NEW DETACHED INFILL w/ SOUTH EXPOSURE, with a desirable CITY APPROVED LEGAL 2-BED BASEMENT SUITE, knockdown VAULTED CEILINGS, & an UPPER BONUS ROOM! Highwood offers your family a mature, quiet community w/ lots of parks, green spaces, & outdoor recreation options. Nestled between Nose Hill Park & Confederation Park means summer & winter activities are endless, while still being able to enjoy quick & easy access to shopping & amenities along 4th or 14th St! You're walking distance to Highwood School, Foundations for the Future Charter School, & Colonel Irvine School, w/ quick access to Deerfoot Trail off McKnight Blvd for travelling around the city. A grande entrance into the home starts w/ a large front foyer that leads into the front dining room & views across the main floor with engineered oak hardwood floors & a 9-ft painted ceiling. The dining room is both spacious & bright, w/ lots of South-facing windows. The central kitchen is upgraded and modern, with ceiling-height shaker style white solid wood cabinetry, quartz countertops, a spacious corner pantry for tons of storage, coffee station, and a full-height quartz backsplash. A long island sits in the centre w/ waterfall quartz, bar seating & lots of counter space, complete w/ a SS appliance package w/ a French door refrigerator, a gas cooktop, a built-in wall oven/microwave, & dishwasher. A large rear living room overlooks the backyard



& centres on an inset gas fireplace w/ full-height tile surround framed by two tall windows on either side. The main floor is rounded out w/ a rear mudroom w/ a bench & a closet, & a 2-pc powder room w/ designer lighting & modern vanity. The engineered oak hardwood follows you upstairs where a spacious bonus room is perfect for a kids play area or an amazing home office space. There are two secondary bedrooms w/ large windows & built-in closets with solid wood doors, a main 4-pc bath w/ large vanity & tub/shower combo w/ tile surround, & a full laundry room w/ sink & tile floors. The contemporary primary suite enjoys large windows, an energy-efficient knockdown VAULTED CEILING, a walk-in closet, & a luxurious 5-pc ensuite w/ a modern dual vanity, a walk-in shower w/ full tile surround, & more vaulted ceilings! Downstairs, the LEGAL 2-BED SUITE is the perfect mother-in-law suite or mortgage helper, w/ a secure fire retardant private entrance leading you into the suite, which features luxury vinyl plank flooring, 8-ft ceilings, separate laundry, two large bedrooms w/ closets, & a 4-pc bath. The living room has lots of space for an entertainment unit, w/ a lovely kitchen complete w/ lots of upper & lower cabinetry, quartz countertops, & an electric range w/ microwave. Outside, enjoy a good-sized patio & double detached garage. Enjoy an active lifestyle with Nose Hill Park only blocks away & Confederation Park to the south. And families will love the schools close by! (Suite Registration in Supplements)

Built in 2024

Essential Information

| | |
|----------|-------------|
| MLS® # | A2211194 |
| Price | \$1,043,000 |
| Bedrooms | 5 |

| | |
|----------------|-------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,867 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 390 Hendon Drive Nw |
| Subdivision | Highwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 1Z7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air |
| Cooling | None, Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|-----------------------------|
| Lot Description | Back Yard, Landscaped, Lawn |
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 10 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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