



GRASSROOTS
REALTY GROUP

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27 Hendon Place NW
Calgary, Alberta

MLS # A2275867



\$1,149,000

Division:	Highwood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,093 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Rect		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Washer/Dryer in basement

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

The home with the yellow door... yes, that one. Now is your chance to own this striking modern residence tucked into the sought-after community of Highwood. Situated on an extra-wide lot, this thoughtfully designed home offers over 2,900 sq ft of living space across three levels, plus a fully developed basement, all created to maximize light, volume, and livability. Clean architectural lines, a soft neutral palette, and expansive windows set a calm, airy tone throughout. Soaring ceilings, sleek finishes, and two dramatic open-to-below spaces are flooded with natural light from four skylights, creating a sense of space that feels both intentional and inviting. The kitchen balances form and function beautifully, featuring stainless steel appliances, a gas range, custom soft-close Italian cabinetry, and white quartz countertops with a waterfall island, designed for both everyday living and entertaining. The main living area is anchored by a distinctive BioFlame fireplace and opens seamlessly to a 600 sq ft deck and professionally landscaped, west-facing backyard, ideal for sunset evenings. The second level offers three bedrooms, including one with a private ensuite and heated floors, while custom built-ins throughout the home ensure effortless organization. The third-floor primary retreat feels like a private spa, complete with in-floor heating, an oversized shower, and serene finishes. Step onto your private balcony and take in downtown views- perfect for enjoying fireworks from the comfort of home. The legal one-bedroom basement suite is equally polished, with a private side entrance, custom Italian kitchen, radiant floor heating, soundproofed construction, oversized shower, and generous storage. With long-term tenants eager to stay, it's an ideal income opportunity or multi-generational solution. Additional highlights include an oversized 22' x 24'

insulated garage with 220V EV charging, custom window coverings, USB outlets throughout, high-efficiency furnace and hot water tank, roughed-in A/C, and a quiet cul-de-sac location with an east-facing front overlooking a lush park. Surrounded by mature trees and excellent schools—including public, Catholic, French, Spanish, Mandarin, and Foundations for the Future, Highwood is a true hidden gem. With Confederation Park, outdoor rinks, golf, pools, playgrounds, bike paths, transit, and the future Green Line LRT all nearby, this home offers the perfect balance of design-forward living and everyday convenience. A rare opportunity where modern minimalism, refined craftsmanship, and inner-city lifestyle come together seamlessly.