



GRASSROOTS
REALTY GROUP

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**176 Hendon Drive NW
Calgary, Alberta**

MLS # A2281337



\$650,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Shed

Terrific fully developed bungalow with legal suite & heated triple car garage in the established community of Highwood. The main floor offers a spacious front living room with picture window; upgraded kitchen with glass tile backsplash, stainless steel appliances and newer vinyl flooring; two good size bedrooms; and a modern luxurious 5 piece ensuite with heated floor. The lower level, with a separate rear entrance, boasts a large living room/rec room; bedroom with adjacent den; attractive renovated bathroom; and full summer kitchen. Other special features include new windows on main (except living room), newer doors and baseboards, & hardwood floors in living room, hall and bedrooms. Situated on a 60'x100' RC-2 lot you are treated to a nicely landscaped yard with "allen block" gardens, tiered deck, private rear grassed area and an "AWESOME" TRIPLE CAR (32'X22') GARAGE WITH HEAT AND 220V! Great access to schools, city transit, local shopping, public pool and a short commute to downtown.