



**35 Hendon Drive NW
Calgary, Alberta**

MLS # A2182884



\$800,000

Division:	Highwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	RV Access/Parking, Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Wet Bar		

Inclusions: N/A

Attention Builders and Developers!!!! This great 4 level split home on a large 60 x 100 feet lot has a huge potential to be renovated or building a new detached homes or a side by side attached homes in a desirable Neighbourhood of Highwood. This home offers a large Livingroom, Dining room and a Kitchen with eating area on main level. From the Kitchen you can go to a large covered Deck, then to a concrete blocks Patio and a large south facing backyard, that has a extra wide single detached garage & concrete pad for RV parking. This has an extra wide single attached garage at the front. On the second level you will find a large Primary Bedroom, 2 other good size bedrooms and a 4 pc Bathroom, all with lot of natural light. Going down to the third level you will find a Laundry room, Den and a utility room. Then you go to a large Family room with gas lighter wood burning Fireplace and a built in Wet Bar, as well as a Den and a 2 pc Powder room. Home is close to a few Schools, Elementary, Junior High, James Fowler Highschool, TLC School, an outdoor Swimming Pool, all in a walking distance. Close to Safeway, Superstore, Deerfoot Mall, Confederation Park and a Golf Course. This home has it all.