

# \$1,049,900 - 390 Hendon Drive Nw, Calgary

MLS® #A2200267

**\$1,049,900**

5 Bedroom, 4.00 Bathroom, 1,887 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® #   | A2200267    |
| Price    | \$1,049,900 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,887       |
| 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    | March 7th, 2025 |
| Days on Market | 25              |
| Zoning         | R-C2            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.