271 Hendon Drive NW

Calgary | Active | MLS® A2353682

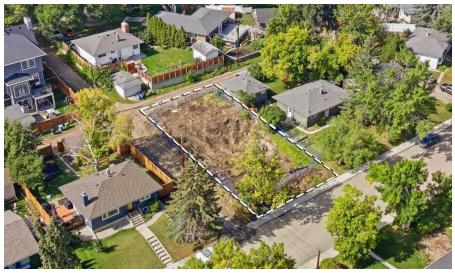
$699,000



HIGHWOOD

LOT SIZE:	5500 SQ FT
LOT DEPTH:	100 FT
LOT WIDTH:	55 FT
ZONING:	R-C2
POTENTIAL:	SEMI-DETACHED





Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

** DEVELOPEMENT PERMIT RELEASED ** Rare Prime Infill Opportunity in Highwood! This exceptional 55' x 100' (R-C2 zoned) building lot features a highly coveted west-facing backyard with stunning elevated views, situated on a quiet, low-traffic non-through road in a mature inner-city community. The previous home has already been demolished, clearing the way for immediate site development. Save almost a year of planning and municipal approvals with an approved Development Permit and a Building Permit application currently in progress, allowing you to break ground before winter. The property comes complete with a full set of plans for two luxury detached infills, each featuring secondary suites for maximum yield and ROI. Located minutes from Nose Hill Park, top schools including Highwood School, which has a Chinese (Mandarin) bilingual program, the Calgary Winter Club, transit, and quick access to Downtown. Whether you are a builder looking for a ready-to-dig project or an investor eyeing Calgary’s thriving NW corridor, this turnkey land offer is ready for action.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2353682
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	5,446 sq. ft.
Lot Frontage:	55'
Bathrooms:	- (Full:-, Half:-)
Plan:	100GY
Ensuite:	No
Garage:	No
City Quadrant:	Northwest
Community:	Highwood
Inclusions:	N/A
Restrictions:	None Known

Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/271-hendon-drive-nw-calgary-a2353682/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.