35 Hendon Drive NW

Calgary | Active | MLS® A2349062

$1,099,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,984.78 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SUNDAY, NOV. 22, 10AM - 12PM * WELCOME TO HIGHWOOD! Set on a quiet street in an established inner-city community, this beautifully finished LUXURY DETACHED home offers an exceptional combination of thoughtful design, elevated finishes, and added versatility with a 1-BEDROOM BASEMENT LEGAL SUITE. Complete with a SOUTH-FACING BACKYARD, STAMPED CONCRETE PATIO, and impressive living spaces throughout, this is a home designed for both everyday living and entertaining.

The open-concept main floor showcases ENGINEERED HARDWOOD FLOORING, 10’ CEILINGS, and custom detailing throughout. The spacious living and dining areas flow seamlessly into the upscale kitchen, designed with both function and style in mind. It features CUSTOM-BUILT CABINETRY, a large central island with flush eating bar, premium stainless-steel appliances, a custom built-in range hood, BUILT-IN COFFEE STATION, and an eye-catching wine display that adds a sophisticated touch to the space.

The spacious living room is anchored by a sleek fireplace with a contemporary surround and built-in cabinetry, with easy connection to the SOUTH-FACING BACKYARD . Step outside to enjoy the STAMPED CONCRETE PATIO and landscaped outdoor space-perfect for summer dining, entertaining, and relaxing in the sun. A large functional mudroom with custom storage and a beautifully finished powder room complete the main level.

Upstairs, the PRIMARY SUITE offers a private retreat with a VAULTED CEILING, its own electric fireplace, a spacious walk-in closet with extensive built-ins, and a luxurious 5-PC ENSUITE featuring dual vanities, HEATED FLOORS, a large glass-enclosed shower, freestanding soaker tub, and private water closet. Two additional bedrooms feature custom closets, and a shared bathroom complete with quartz countertops and contemporary finishes. A spacious BONUS ROOM adds valuable flexibility to the upper level, creating an ideal space for a kids’ lounge, media area, homework zone, or HOME OFFICE.

The fully developed lower level adds even more versatility with a 1-BEDROOM BASEMENT SUITE, offering an excellent option for extended family, guests, or additional living space. Thoughtfully designed with a custom kitchen & island, built in media, and separate laundry complementing the quality and functionality found throughout the rest of the home and further enhances the flexibility of this exceptional property.

HIGHWOOD is a well-established inner-city community known for its mature trees, quiet residential streets, parks, playgrounds, and convenient central location. Residents enjoy easy access to CONFEDERATION PARK and its extensive pathway system, nearby schools and community amenities, along with shops, restaurants, and everyday services along Centre Street and throughout the surrounding area. With convenient connections to major routes and downtown Calgary just a short commute away, Highwood offers an appealing combination of inner-city accessibility and a welcoming residential atmosphere.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2349062
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,984.78 sq. ft.
Main Level Finished Area:	926.51 sq. ft.
Upper Level Finished Area:	1,058.26 sq. ft.
Below Grade Finished Area:	836.81 sq. ft.
Acreage:	No
Lot Area:	3,006 sq. ft.
Lot Frontage:	29'11 7/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	25120251
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
Builder:	Gravity Homes
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	3
Fireplace Details:	Basement, Electric, Gas, Living Room, Primary Bedroom
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Highwood

Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'10" × 10'8" ·
Main Floor	Foyer · 10'1" × 7' ·
Main Floor	Kitchen · 16'7" × 16'2" ·
Main Floor	Living Room · 16'1" × 11'11" ·
Main Floor	Mud Room · 12'10" × 8'5" ·
Upper Level	Bedroom · 13'10" × 11'3" ·
Upper Level	Bedroom · 12'5" × 10'3" ·
Upper Level	Family Room · 14'3" × 13'3" ·
Upper Level	Laundry · 7'5" × 5'9" ·
Upper Level	Bedroom - Primary · 15'3" × 12' ·
Basement	Furnace/Utility Room · 10'1" × 7' ·
Suite	Bedroom · 12' × 10'1" ·
Suite	Kitchen · 12' × 8' ·
Suite	Game Room · 17'6" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub
Exterior Features:	BBQ gas line
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	SR
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-hendon-drive-nw-calgary-a2349062/

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

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