



THE
A-TEAM

**RE/MAX
FIRST**

471 NORTHMOUNT Drive, Calgary T2K 3J1

MLS® #: **A2111387**

Area: **Highwood**

Listing Date: **03/03/24**

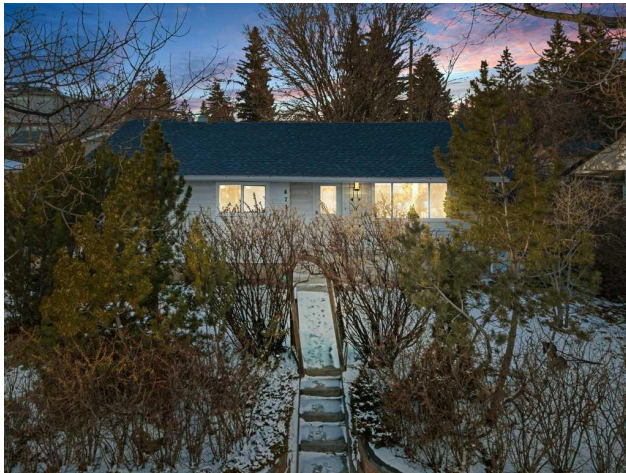
List Price: **\$869,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Finished Floor Area

Abv Sqft: **1,075**

Low Sqft:

Ttl Sqft: **1,075**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

78

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Low Maintenance Landscape,Level,Many Trees,Other,Private,Rectangular Lot,See Remarks

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Other,Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 6`10"	4pc Ensuite bath	Main	5`0" x 7`11"
Bedroom	Main	10`6" x 10`6"	Bedroom	Main	10`6" x 8`5"
Dining Room	Main	11`8" x 8`4"	Kitchen	Main	13`1" x 12`2"
Living Room	Main	11`8" x 13`6"	Bedroom - Primary	Main	12`7" x 11`5"
4pc Bathroom	Basement	4`11" x 7`11"	Bedroom	Basement	10`8" x 11`4"

Bedroom	Basement	10`8" x 11`4"	Game Room	Basement	14`9" x 23`9"
Storage	Basement	2`10" x 6`8"	Furnace/Utility Room	Basement	12`3" x 10`9"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R-C2				
Legal Desc:	8324GV	Remarks			

Pub Rmks:	<p>One of a kind! Stunning bungalow in the desirable & central neighborhood of Highwood, featuring over 1075.21 sq feet on the main level, with a total of 5 bedrooms, 3 bedrooms and completely separate legal SUITE. Renovated & transformed from top to bottom, this home has so much value along with income potential. The modern main level welcomes you with a large foyer. The bright open concept family room connects seamlessly to the kitchen, which boasts quartz counters, custom sleek white cabinetry, updated lighting package, just to name a few. A total of 3 bedrooms on the main level, including the spacious primary bedroom, ensuite & large closet. The lower level has a separate entrance and has been meticulously finished with the same beauty as the rest of the home and boasts 2 bedrooms and 1 bathroom. The kitchen has sleek, modern cabinetry, quartz counters and more. The basement has been professionally developed with soundproofing insulation in the ceiling. The entire home has all new windows, doors, knock down ceiling, drywall, paint, both new kitchens and cabinetry, new bathrooms, new hot water tanks and 2 high-efficiency furnaces, literally everything has been taken care of right down to the studs. The spacious backyard offers a private space perfect for hosting summer gatherings. You will also find a double detached garage accessible by the back yard & alley. Located perfectly between Nose Hill Park & Confederation Park and just minutes from the beautiful downtown. Walking distance to schools, transit, and all major amenities, this home & location are unbeatable. Perfect for any investor, or large/expanding family - book your viewing before it's gone!</p>				
Inclusions:	N/A				
Property Listed By:	eXp Realty				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







471 Northmount Dr NW, Calgary, AB

Main Floor Exterior Area 1075.21 sq ft



0 2 4 6

PREPARED: 2024/02/29



White regions are excluded from total floor area in GDS/EE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

471 Northmount Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 972.90 sq ft



0 2 4 6

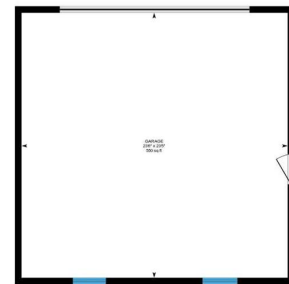
PREPARED: 2024/02/29



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471 Northmount Dr NW, Calgary, AB

Detached Garage (Below Grade) Excluded Area 603.84 sq ft



0 2 4 6

PREPARED: 2024/02/29



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