



THE
A-TEAM

**RE/MAX
FIRST**

389 NORTHMOUNT Drive, Calgary t2k3h4

MLS® #: **A2121991**

Area: **Highwood**

Listing Date: **04/11/24**

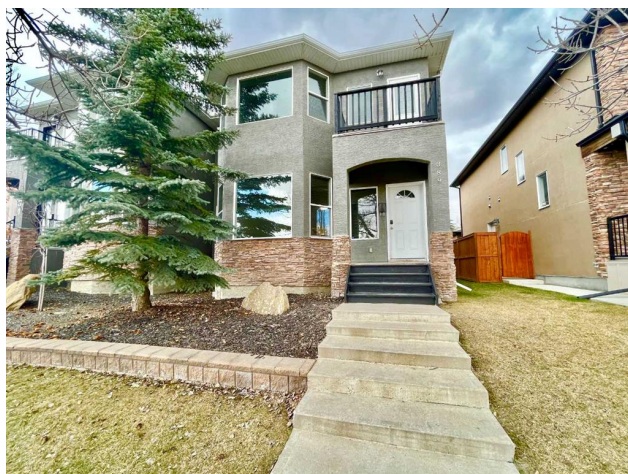
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,900

Year Built:

2006

Low Sqft:

Ttl Sqft:

1,900

Lot Information

Lot Sz Ar:

3,250 sqft

Lot Shape:

DOM

38

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Mixed

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Breakfast Bar

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

Bedroom

Upper

10`2" x 11`2"

Den

Main

8`10" x 5`9"

Living/Dining Room Combination

Main

13`1" x 15`7"

Room

Level

Dimensions

4pc Bathroom

Upper

0`0" x 0`0"

Bedroom - Primary

Upper

20`0" x 16`1"

Bedroom

Upper

9`10" x 11`6"

Living Room

Main

14`5" x 9`6"

Title:
Fee Simple

Zoning:
R-C2

Legal Desc: **0711523**

Remarks

Pub Rmks: **Excellent Location, great investment property. 1900 sq ft 2 storey house with double detached garage, renovated with new kitchen, flooring & paint. Main floor is open concept, big living room, office den, kitchen, dining, family room and 2 pc bath. Upper floor has huge master bedroom with 5 pcs en-suite bathroom and a balcony, 2 other good size bedrooms and a 4 pcs bathroom. Few minutes to SAIT, UofC, Downtown, Foothills Hospital, Grocery Stores and Shopping Complex. Close to schools, shopping, parks and public transport.**

Inclusions:
Property Listed By: **N /A
URBAN-REALTY.ca**

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





