



THE
A-TEAM

**RE/MAX
FIRST**

669 NORTHMOUNT Drive, Calgary T2K 3J7

MLS®#: **A2170709** Area: **Cambrian Heights** Listing Date: **10/04/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$24k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1957**
 Lot Information
 Lot Sz Ar: **3,186 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **785**
 Low Sqft:
 Ttl Sqft: **785**

DOM

48
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Street Lighting,Private**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 12`5"	Kitchen	Main	9`4" x 14`8"
Bedroom - Primary	Main	9`5" x 12`7"	Bedroom	Main	9`5" x 12`8"
4pc Bathroom	Main	5`10" x 6`9"	Family Room	Lower	11`9" x 24`10"
Bedroom	Lower	9`9" x 8`4"	Bedroom	Lower	8`6" x 13`0"
3pc Bathroom	Lower	4`4" x 9`9"	Laundry	Lower	6`6" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910241

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this exceptional property in the prestigious community of Cambrian Heights. Ideally located near downtown, U of C, SAIT, Foothills and Children's hospitals, as well as public transit, top-rated schools, Confederation Park, golf courses, shops, and restaurants, this home offers both convenience and charm. Situated on a beautiful corner lot with tree-lined streets, this fully finished bungalow boasts numerous recent updates and renovations. The spacious living room is flooded with natural light through large windows, featuring hardwood and laminate floors throughout, fresh paint, and an inviting floor plan. The bright kitchen offers ample cabinetry, a cozy eating area, and direct access to a side deck overlooking the large backyard. The main level is complete with two generously sized bedrooms and a full bathroom. The fully finished basement adds even more living space, with a family/games room, two additional bedrooms, a full bathroom, and a laundry room. The fully fenced backyard, complete with a storage shed, provides the perfect setting to relax or enjoy a BBQ. This is a must-see home that combines modern updates with a prime location! Great investment or Airbnb.

Inclusions:
Property Listed By:

Shed
RE/MAX Real Estate (Mountain View)

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







