



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**975 NORTHMOUNT Drive, Calgary T2L 0B1**

MLS® #: **A2179876**      Area: **Collingwood**      Listing Date: **11/18/24**      List Price: **\$689,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$10k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1960**  
Lot Information  
 Lot Sz Ar: **7,158 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,270**  
 Low Sqft:  
 Ttl Sqft: **1,270**

DOM

**2**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached,Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard,Rain Gutters**

Construction: **Concrete,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 19`11"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>14`8" x 17`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 15`7"</b>
<b>Storage</b>	<b>Lower</b>	<b>5`4" x 10`3"</b>
<b>Laundry</b>	<b>Lower</b>	<b>11`6" x 10`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`8" x 11`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 9`10"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`7" x 9`3"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>7`8" x 8`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`7" x 19`3"</b>
<b>Storage</b>	<b>Lower</b>	<b>4`10" x 6`10"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>11`3" x 6`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`4" x 11`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**1528HP**

Remarks

Pub Rmks: **Attention Investors and inner city lovers! Come and experience this 4 bedroom 2 bathroom home in the sought-after community of Collingwood. Your next home is waiting to greet you with a expansive living room area with lots of natural light in the main living room area, plus a wood burning fireplace! Moving into your chefs kitchen with gas-range for cooking family meals with ample cabinets for all your kitchen tools, your family can choose the eat-in bar or the breakfast nook getting ready for their day. Two bedrooms on this level complete this level starting with your secondary bedroom which is spacious with a large closet, then moving into your huge 5-piece bathroom with enough space to add his/hers sinks in future, then you will enjoy the HUGE primary bedroom with enough space for king bed and dressers complimented by a WALK- IN closet with room for the whole wardrobe. This home's lower level features a second fireplace in the rec-room, large storage area off the furnace room, washer and dryer on this level is adjacent to the second 3 piece bathroom, then moving into your third bedroom which could be ideal for a home office or a children's room. Bedroom number 4 in this home also features a WALK-IN closet functioning as a second primary bedroom on the lower level. This home has the potential with over 2400 square feet of living space to be converted into a 3 bedroom upstairs to easily make this a 5 bedroom home for the growing family. Moving outside you will love the HUGE back yard featuring a large deck, raised garden area, fire pit, and the RV-parking space behind the garage also could be used to store other out-door toys! Having a home with a LARGE double GARAGE and extra long driveway means you can park all the family vehicles off the street. This property is located in the central community of Collingwood, which is close to schools, several community centers, parks, nose-hill park, shopping, many restaurants, and you have many options to commute around Calgary including easy access to crowchild trail, 14th st, and many others. Book your showing with your favorite agent today!**

Inclusions:  
Property Listed By: **NA  
Comox Realty**

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









