



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1242 NORTHMOUNT Drive, Calgary T2L 0E2**

MLS®#: **A2187196**

Area: **Brentwood**

Listing Date: **01/15/25**

List Price: **\$778,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Lot Information

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

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**

DOM

**7**

Layout

Beds: **6 (5 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Utilities and Features

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

Construction: **Stucco,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>40`2" x 35`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>56`4" x 41`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>35`3" x 25`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>33`11" x 32`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>37`6" x 28`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>37`6" x 35`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>36`1" x 30`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>38`3" x 33`8"</b>
<b>3pc Bathroom</b>	<b>Level 4</b>	<b>0`0" x 0`0"</b>

2pc Bathroom  
Bedroom

Third  
Third

0`0" x 0`0"  
36`8" x 34`5"

Bedroom

Third

38`7" x 32`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**16231B**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This beautifully renovated 4-level split home offers a total living area over 2027 sqft , including a fully registered legal suite on the third and fourth levels. The home underwent a complete renovation in 2014, including most windows, doors--exterior, bedroom & closet , bathrooms, natural color , light fixtures, exterior decoration wall at the front of the house, shingles and modern finishes like laminate flooring in the open living/dining area and tile in the kitchen. The spacious main floor kitchen & bathroom offer quartz countertop, kitchen is easily access to a private deck and the good size flat backyard, perfect for outdoor entertaining. There is a 1-2 pce bathroom located on the third level with granite countertop and tile flooring . The legal suite, located on the lower level third and fourth floors, is a self-contained living space, tiled flooring , three bedrooms, a 3-piece bathroom, and a fully equipped kitchen. Great for renting out as a mortgage helper, and additional income, excellent investment opportunity. Additional updates to the home include extra attic insulation added in 2023 and a double detached garage built in 1999 with the replacement of the siding and the shingle in 2015. This property is ideally situated just minutes from a variety of schools, bus stops, the Brentwood LRT Station, shopping malls ( Brentwood , Northland & Market Malls), and the University of Calgary. Enjoy easy access to all amenities, including the Children's Hospital and Foothills Medical complex, Nose Hill Park, the public library, swimming pools, shops, parks...the list goes on! This property offers great value and convenience, and incredible investment potential. Reach out to your favorite realtor for a showing TODAY!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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









