



THE
A-TEAM

**RE/MAX
FIRST**

975 NORTHMOUNT Drive, Calgary T2L 0B1

MLS® #: **A2202403**

Area: **Collingwood**

Listing Date: **03/20/25**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,238**
Low Sqft:
Ttl Sqft: **1,238**

DOM

34
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,Front Yard,Garden,Irregular Lot,Lawn,Treed**
Park Feat: **Double Garage Detached,Driveway,RV Access/Parking**

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,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Open Floorplan,Storage,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>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R-CG
Legal Desc: 1528HP	

Remarks

Pub Rmks: **Beautifully Renovated 4-Bedroom Home on an Oversized Lot in Collingwood! Experience this turn-key 4-bedroom, 2-bathroom home on a 7,158 sq. ft. lot with a**

SOUTH facing backyard located in the highly sought-after community of Collingwood. Inside, the expansive living room is filled with natural light and features a cozy wood-burning fireplace, perfect for gatherings. The chef's kitchen boasts luxurious finishes, a gas range, and ample cabinetry, with both an eat-in bar and a bright breakfast nook. Luxury vinyl plank flooring runs throughout the main level, which includes two spacious bedrooms and a stunning 5-piece bathroom with dual sinks. The primary suite easily fits a king bed and has a walk-in closet for all your wardrobe needs. The lower level features brand-new carpet, a second wood-burning fireplace in the rec room, two more large bedrooms (one with a walk-in closet), and a 3-piece bathroom. A large storage area off the furnace room adds extra convenience. With nearly 2,500 sq. ft. of living space, this home could be reconfigured into a 5-bedroom layout, perfect for a growing family. Step outside to your south-facing backyard with a large deck, raised garden, fire pit, and RV parking behind the oversized heated double garage/workshop. The extra-long driveway provides plenty of off-street parking. With RC-G zoning and a SOUTH facing rear exposure, this property offers incredible future development potential as well. Ideally located, you'll enjoy easy access to top schools, parks (including Nose Hill Park), community centers, shopping, and dining. Major routes like Crowchild Trail and 14th Street make commuting a breeze. Don't miss this opportunity—schedule your showing today!

Inclusions:
Property Listed By:

N/A
Real Broker

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











