



GRASSROOTS
REALTY GROUP

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**488 Northmount Drive NW
Calgary, Alberta**

MLS # A2227859



\$649,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	849 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in		

Inclusions: N/A

Great holding property for future re-development located on Northmount Drive. 2 bedroom bungalow in Highwood, great rental with some TLC and great potential for re-development with 60' front, RCG zoning on Northmount Drive. Lower backyard may have potential for walkout development. 2 Bedroom on main and 2 bed in basement and another entertainment area in basement. New furnace and water tank in last few years. Single oversize side garage with front access, There is shed in the back of garage.