



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

514 Northmount Drive NW
Calgary, Alberta

MLS # A2253956



\$769,000

Division:	Highwood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,904 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

This inner city unique duplex is situated in a well-established neighborhood with excellent access to downtown. Upstairs, you'll find three spacious bedrooms, master bedroom ensuite featuring a walk-in closet with a custom built-in dresser. The two additional bedrooms are generously sized with large windows that allow for plenty of natural light. The main floor boasts 9-foot ceilings, an open layout, and a patio—perfect for BBQs. The spacious kitchen flows seamlessly into the living room, while the dining area is ideal for family gatherings and entertaining. Heading down to the walkout basement, you'll find a fourth bedroom—perfect for guests or extended family. There's also a spacious entertainment area that can easily be transformed into a home office or multipurpose space. Additionally, the basement features a rare separate entrance, offering great potential to be converted into a legal suite for extra rental income. Outside, the home also features a large backyard and a double garage, easily accommodating two full-size SUVs. Don't miss this opportunity—book your showing today!