



**GRASSROOTS**  
REALTY GROUP

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**853 Northmount Drive NW**  
**Calgary, Alberta**

**MLS # A2280480**



**\$399,900**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to 853 Northmount Drive NW, a well-located semi-detached bungalow offering solid fundamentals and excellent upside in the mature northwest community of Collingwood. This home presents an outstanding opportunity for first-time buyers, renovators, or investors seeking long-term value **BELOW THE \$400,000 PRICE POINT**. The main level features a functional layout with two comfortable bedrooms, a full bathroom, and a welcoming living space filled with natural light and an open kitchen for functional use. Enjoy outdoor space on both sides of the home with two decks – one at the front and one at the back, ideal for morning coffee or evening relaxation. The developed basement adds meaningful flexibility with one additional bedroom and a 3-piece bathroom. The basement bedroom windows are smaller and not up to current egress code, which is fully reflected in the asking price and makes this property particularly attractive for buyers comfortable completing minor upgrades over time. Major mechanical components have seen updates, including a furnace and hot water tank approximately 10 years old and an electrical panel updated in 2005. At the rear, a double-parking stall provides convenient off-street parking. This is a handyman special, and opportunity to add value in a highly desirable neighbourhood – cosmetic work such as painting, cleaning, and exterior yard maintenance will go a long way in unlocking its full potential. With strong bones, a practical layout, and a price that acknowledges its current condition, this home represents a compelling entry point into homeownership or a solid rental hold in a desirable NW location.