



**1483 Northmount Drive NW  
Calgary, Alberta**

**MLS # A2287712**



**\$674,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Heated Garage, Oversized, Parking Pad, Single Garage Detach		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Basement Fridge, Storage Shed

Located in Brentwood, this bungalow has over 1200 square feet on the main level, a large yard and is close to many amenities including the University of Calgary, schools, a library, an aquatic and recreation centre, the Brentwood Sportsplex, transportation and shopping. This home's layout would allow for a suite on the lower level (subject to approval and permitting by the city/municipality). Many of it's features are original, with the main floor consisting of hardwood flooring, generous size rooms, a bright kitchen overlooking a south backyard, l-shaped living and dining room, primary bedroom with a 2-piece ensuite, 2nd & 3rd bedrooms and a 4-piece bath. The lower level is partially developed with a 4th bedroom (no egress window), a flex room, 3-piece bath and a laundry/storage/utility room. An oversized heated detach garage with an additional parking pad would accommodate 2 vehicles plus an additional parking area for an RV. Call today for your private viewing!