



**1447 Northmount Drive NW
Calgary, Alberta**

MLS # A2295699



\$799,900

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|------------------|--|---------------|-------------------|
| Division: | Brentwood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,315 sq.ft. | Age: | 1962 (64 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Garage Door Opener, Heated Garage, Off Street, V | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage | | |
| Inclusions: | N/A | | |

Welcome to Brentwood. One of Northwest Calgary's most established and consistently in-demand communities, known for its convenience, top-tier schools, and long-term value. Ideally located with quick access to major roadways and public transit, this home falls within the catchment of highly regarded schools, including Sir Winston Churchill High School, known for its International Baccalaureate program and strong academic reputation. The University of Calgary is just minutes away, along with Northland Village, a variety of restaurants, community amenities, parks, and the expansive green spaces of Nose Hill Park. Offering over 2,500 sq. ft. of developed living space, this well maintained bungalow presents a functional layout with flexibility for families and investors alike. The main floor features three spacious bedrooms, two full bathrooms, and a bright kitchen complete with upgraded countertops, stainless steel appliances, a gas range, and quality cabinetry. Hardwood flooring throughout the main living areas adds warmth and continuity. The fully developed lower level, accessed through a separate entrance, is designed with versatility in mind, featuring two additional bedrooms, a full bathroom, a generous living area, and a functional kitchen. Whether accommodating extended family or creating a comfortable shared living setup for students or young professionals, this space offers strong practical and flexible use. Outside, the south facing backyard provides a sunny and private setting, complete with a deck that connects seamlessly to the oversized double detached heated garage, ideal for gatherings, storage, and everyday convenience. A rare opportunity to own in a location that continues to perform. Whether you are looking for a well located family home, proximity to key institutions, or long term upside in a proven neighbourhood.