



**967 Northmount Drive NW  
Calgary, Alberta**

**MLS # A2296549**



**\$699,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, (		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this spacious 6-bedroom, 2-bathroom bungalow located in the highly desirable community of Collingwood, set on a large lot with a sunny south-facing backyard. The main floor offers 3 bedrooms and a full bathroom, while the fully developed basement provides additional 3 bedrooms, another newly renovated bathroom, and a dedicated laundry area, offering flexible living space for families or future possibilities. Several updates have been completed, including roof shingles replaced in 2022 and some upgraded windows, new drywall and paint in the basement, adding value and peace of mind. Ideally located just minutes from schools, parks, shopping, public transit, and the University area, this home offers outstanding convenience in an established inner-city community. With strong redevelopment, this property presents an excellent opportunity for investors, developers, or buyers looking to secure a property with long-term upside. A fantastic opportunity in a prime location with endless potential.