



**853 Northmount Drive NW
Calgary, Alberta**

MLS # A2300923



\$544,800

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Collingwood | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 867 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Separate Entrance | | |

Inclusions: Microwave Hood Fan x2, Electric Range, Electric Cooktop, Dishwasher, Refrigerator x2, Washer x2, Dryer x2

FULLY RENOVATED!! PRIME LOCATION IN COLLINGWOOD — RIGHT NEXT TO SCHOOL!! SEPARATE ENTRANCE!! 2 BED ILLEGAL SUITE BASEMENT!! SEPARATE LAUNDRY UP & DOWN!! TWO PARKING STALLS IN THE BACK!! Step into a bright and spacious main floor featuring a HUGE living area that flows seamlessly into the kitchen, complete with stainless steel appliances and clean modern finishes. This level offers 2 bedrooms including the PRIMARY BEDROOM, a full 4pc bathroom, and its own dedicated laundry for added convenience. The ILLEGAL BASEMENT SUITE with separate entrance is perfect for extended family or income potential — offering 2 bedrooms, a large rec/living area, a 3pc bathroom, full kitchen with stainless steel appliances, separate laundry, and additional storage space. There is a deck in the backyard. Two big parking stalls in the back! RARE FIND IN AN UNBEATABLE LOCATION — steps to school, close to amenities, and ideal for both homeowners and investors!!