



**1407 Northmount Drive NW
Calgary, Alberta**

MLS # A2304886



\$849,900

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,652 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Great family house located in the highly sought-after community of Brentwood. This home offers a fantastic location close to everyday conveniences, including schools for all ages, shopping, the library, sports facilities, the C-Train station, and Sir Winston Churchill High School. The main floor features a bright and spacious living room, a dining area, and a practical kitchen layout. Upstairs, you will find three comfortable bedrooms. The third level offers a walk-out to the large, fenced, southwest-facing backyard and includes a generous family room plus a fourth bedroom. Notable updates and features include a newer upgraded furnace, a newer hot water tank, large windows providing plenty of natural light, and a single detached garage. An excellent opportunity to own a great family home in one of Calgary's most desirable communities. Book your showing today.