



**471 Northmount Drive NW
Calgary, Alberta**

MLS # A2111387



\$869,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1955 (69 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Level, Many Trees, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

One of a kind! Stunning bungalow in the desirable & central neighborhood of Highwood, featuring over 1075.21 sq feet on the main level, with a total of 5 bedrooms, 3 bedrooms and completely separate legal SUITE. Renovated & transformed from top to bottom, this home has so much value along with income potential. The modern main level welcomes you with a large foyer. The bright open concept family room connects seamlessly to the kitchen, which boasts quartz counters, custom sleek white cabinetry, updated lighting package, just to name a few. A total of 3 bedrooms on the main level, including the spacious primary bedroom, ensuite & large closet. The lower level has a separate entrance and has been meticulously finished with the same beauty as the rest of the home and boasts 2 bedrooms and 1 bathroom. The kitchen has sleek, modern cabinetry, quartz counters and more. The basement has been professionally developed with soundproofing insulation in the ceiling. The entire home has all new windows, doors, knock down ceiling, drywall, paint, both new kitchens and cabinetry, new bathrooms, new hot water tanks and 2 high-efficiency furnaces, literally everything has been taken care of right down to the studs. The spacious backyard offers a private space perfect for hosting summer gatherings. You will also find a double detached garage accessible by the back yard & alley. Located perfectly between Nose Hill Park & Confederation Park and just minutes from the beautiful downtown. Walking distance to schools, transit, and all major amenities, this home & location are unbeatable. Perfect for any investor, or large/expanding family - book your viewing before it's gone!