



**512 Northmount Drive NW
Calgary, Alberta**

MLS # A2158068



\$649,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting		

Inclusions: None

ATTENTION DEVELOPERS/BUILDERS/INVESTORS!! This bungalow sits on a 60' x 100' R-C2 lot in Highwood. Close to 1000 sq ft bungalow that is currently rented both up and down. Upstairs you will find a spacious area with open concept kitchen and living room, two good sized bedrooms and a full bath. Downstairs you will find another good sized space with one bedroom and full bath. There is shared laundry on the lower level. Outside is an oversized single garage plus extra parking and a huge fully fenced backyard. A perfect opportunity for a rental property or to build something new.