

**1483 Northmount Drive NW
Calgary, Alberta**

MLS # A2287712



\$674,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Heated Garage, Oversized, Parking Pad, Single Garage Detach		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Basement Fridge, Storage Shed

Located in Brentwood, this bungalow has over 1200 square feet on the main level, a large yard and is close to many amenities including the University of Calgary, schools, a library, an aquatic and recreation centre, the Brentwood Sportsplex, transportation and shopping. This home's layout would allow for a suite on the lower level (subject to approval and permitting by the city/municipality). Many of it's features are original, with the main floor consisting of hardwood flooring, generous size rooms, a bright kitchen overlooking a south backyard, I-shaped living and dining room, primary bedroom with a 2-piece ensuite, 2nd & 3rd bedrooms and a 4-piece bath. The lower level is partially developed with a 4th bedroom (no egress window), a flex room, 3-piece bath and a laundry/storage/utility room. An oversized heated detach garage with an additional parking pad would accommodate 2 vehicles plus an additional parking area for an RV. Call today for your private viewing!