



**853 Northmount Drive NW
Calgary, Alberta**

MLS # A2306293



\$539,900

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!!