



GRASSROOTS
REALTY GROUP

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**560 Northmount Drive NW
Calgary, Alberta**

MLS # A2316692



\$799,999

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Front Drive, C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Private		

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

Inclusions: 4 Bedroom Suites (2 King, 2 Queen), Flatware, dishes, one 75" TV, three 65" TV's, coffee tables, media stands, dining furniture, decor, ALL FFE. Everything is included for a Turn Key transfer.

LEGAL SUITE. MAJOR UPGRADES. SEE SUPPLEMENTS FOR FULL DETAILS ON WHY YOU SHOULDN'T MISS OUT ON THIS CENTRALLY LOCATED HOME. Perfectly positioned with effortless access to SAIT, the University of Calgary, downtown, and an array of premier shopping and dining, this location consistently attracts a discerning demographic.