



GRASSROOTS
REALTY GROUP

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48 Northmount Drive NW
Calgary, Alberta

MLS # A2320958



\$899,000

Division:	Thornccliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: NONE

Builder / Investor Alert — Rare redevelopment opportunity in Thornccliffe with Development Permit in place. This property comes with an approved Development Permit for a proposed 4-plex with 4 legal basement suites, creating a total of 8 rental units upon completion, subject to the buyer's review of all City approvals, permit conditions, drawings, and requirements. This is an excellent opportunity for builders, developers, and investors looking for a project with major planning steps already advanced. Please review the attached DP drawings and related documents. The existing property is currently rented and generating approximately \$2,894 per month plus utilities, providing holding income while the buyer prepares for future development. Viewings can be arranged with 24 hours' notice for serious buyers only, as the property is tenant occupied. Located in the highly desirable and established community of Thornccliffe, this bungalow sits on a beautiful tree-lined street directly facing a playground. The location offers excellent access to schools, parks, public transit, shopping, recreation facilities, and major routes. Bus Route No. 20 provides convenient access to the University of Calgary in approximately 25 minutes. The existing home features 4 bedrooms total, original hardwood flooring, and several updates over the years. The main level includes 2 bedrooms, a 4-piece bathroom, a bright and spacious living room, dining area, and a functional kitchen with good space for cooking and entertaining. The lower level includes an illegal basement suite with 2 additional bedrooms, a good-sized family room, full kitchen, bathroom, large laundry area, and additional storage/workshop space.