



GRASSROOTS
REALTY GROUP

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1460 Northmount Drive NW
Calgary, Alberta

MLS # A2328607



\$665,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Lawn, Many		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Bookcases, Central Vacuum, Natural Woodwork, Sauna

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Nestled in the heart of sought after Brentwood, this 1963 bungalow offers an incredible opportunity for renovators, investors, or buyers looking to create their dream home in one of Calgary's most desirable communities. The main floor features 3 bedrooms, 1.5 bathrooms, a bright and spacious living room, and a functional layout ready for your vision. The fully developed basement adds an additional bedroom, a 3 piece bathroom with sauna, a large recreation room, and ample storage. A durable metal roof provides added value, while the vacant property offers immediate possession so you can start your renovation right away. Whether you're planning a complete remodel, an investment project, or simply looking to build equity, the possibilities are endless. Located on a large lot in established Brentwood, you'll enjoy close proximity to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Brentwood LRT Station, schools, parks, shopping, steps away from Sir Winston Churchill Aquatic and recreation Centre, public library and quick access to downtown. Sold AS IS, WHERE IS, this is a rare opportunity to unlock the full potential of a classic Calgary bungalow in an unbeatable location.