



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

560 Northmount Drive NW
Calgary, Alberta

MLS # A2333027



\$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.

Elevated urban investment in one of Calgary's most sought-after central locations. This beautifully appointed raised bungalow with a legal suite blends refined living with exceptional income potential, currently operating as a high-performing Airbnb with 604 nights booked and a 6.9-day average stay. Thoughtfully designed, the home offers four bedrooms across two bright, expansive levels, each enhanced by oversized windows that flood the interiors with natural light. The main living space is anchored by rich hardwood flooring, creating a warm yet sophisticated atmosphere ideal for both short-term guests and long-term tenants. The legal suite provides seamless flexibility for dual-income streams, while recent upgrades, including a newer furnace, and Air Conditioning, ensure comfort and efficiency. 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 rental demographic. A rare opportunity to acquire a turnkey, income-generating property that delivers both style and performance in a premier Calgary setting.