



GRASSROOTS
REALTY GROUP

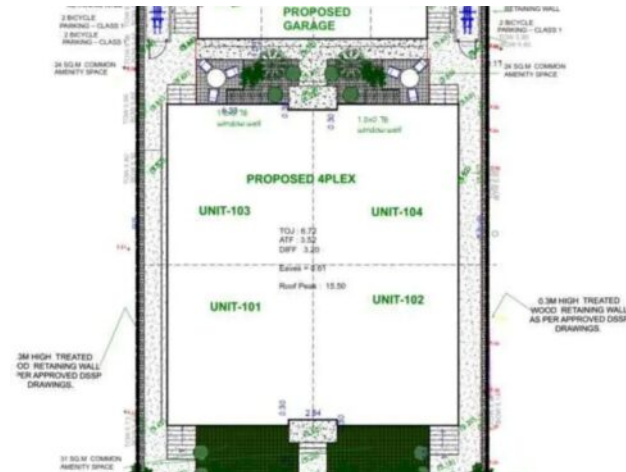
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487 Northmount Drive NW
Calgary, Alberta

MLS # A2347308

\$895,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	906 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Front Drive, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** 2-Line Headline (Builder Outreach). Approved DP for 4-Plex | Prime R-C2 Inner-City Lot (5,996 SF). 483 Northmount Dr NW – Ready-to-Build Opportunity with Holding Income. Exceptional redevelopment opportunity in NW Calgary. 483 Northmount Dr NW sits on a 557 sqm (5,996 sq ft) R-C2 zoned lot and comes with an approved development permit for a 4-plex, significantly reducing timeline and entitlement risk for builders. The existing 906 sq ft home, built in 1955, provides interim holding value and is configured with 2 bedrooms and 1 bathroom above grade, plus 2 bedrooms and 1 bathroom below grade with a separate entrance. Located on a quiet, tree-lined street with strong infill activity, the property offers excellent access to downtown, SAIT, the University of Calgary, transit, schools, and nearby amenities. With approvals already in place and favorable zoning, this is a plug-and-play development site in a high-demand inner-city corridor.