

488 Northmount Drive NW  
Calgary, Alberta

MLS # A2227859



**\$649,000**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highwood                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Bungalow                                                           |               |                   |
| <b>Size:</b>     | 849 sq.ft.                                                         | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 2                                                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Driveway, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard                                   |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bathroom Rough-in   |                   |      |

**Inclusions:** N/A

Great holding property for future re-development located on Northmount Drive. 2 bedroom bungalow in Highwood, great rental with some TLC and great potential for re-development with 60' front, RCG zoning on Northmount Drive. Lower backyard may have potential for walkout development. 2 Bedroom on main and 2 bed in basement and another entertainment area in basement. New furnace and water tank in last few years. Single oversize side garage with front access, There is shed in the back of garage.