

# \$750,000 - 975 Northmount Drive Nw, Calgary

MLS® #A2202403

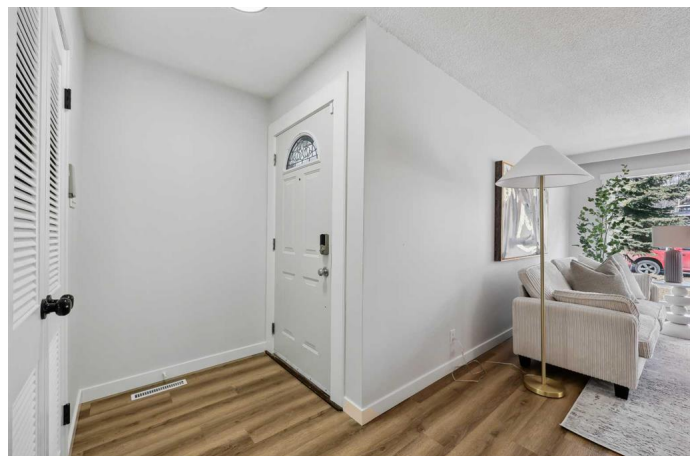
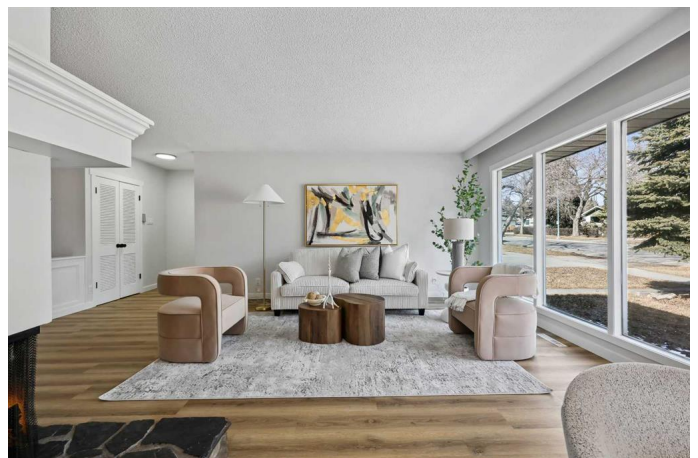
**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.16 Acres

Collingwood, Calgary, Alberta

Beautifully Renovated 4-Bedroom Home on an Oversized Lot in Collingwood! Experience this turn-key 4-bedroom, 2-bathroom home on a 7,158 sq. ft. lot with a SOUTH facing backyard located in the highly sought-after community of Collingwood. Inside, the expansive living room is filled with natural light and features a cozy wood-burning fireplace, perfect for gatherings. The chef's kitchen boasts luxurious finishes, a gas range, and ample cabinetry, with both an eat-in bar and a bright breakfast nook. Luxury vinyl plank flooring runs throughout the main level, which includes two spacious bedrooms and a stunning 5-piece bathroom with dual sinks. The primary suite easily fits a king bed and has a walk-in closet for all your wardrobe needs. The lower level features brand-new carpet, a second wood-burning fireplace in the rec room, two more large bedrooms (one with a walk-in closet), and a 3-piece bathroom. A large storage area off the furnace room adds extra convenience. With nearly 2,500 sq. ft. of living space, this home could be reconfigured into a 5-bedroom layout, perfect for a growing family. Step outside to your south-facing backyard with a large deck, raised garden, fire pit, and RV parking behind the oversized heated double garage/workshop. The extra-long driveway provides plenty of off-street parking. With RC-G zoning and a SOUTH facing rear exposure, this property offers incredible future development potential as well. Ideally located, you'll enjoy easy access to top schools,



parks (including Nose Hill Park), community centers, shopping, and dining. Major routes like Crowchild Trail and 14th Street make commuting a breeze. Don't miss this opportunity"schedule your showing today!

Built in 1960

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202403    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,238       |
| Acres          | 0.16        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 975 Northmount Drive Nw |
| Subdivision | Collingwood             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 0B1                 |

Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 4                                                   |
| Parking        | Driveway, Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                                   |

Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas                         |

|                 |                         |
|-----------------|-------------------------|
|                 | Range                   |
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Wood Burning            |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Treed, Garden, Irregular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 41               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.