



\$ 479,900.00

## 471 NORTHMOUNT DRIVE NW CALGARY

<https://paulbrinton.com>

**\*\*INVESTOR ALERT\*\*** Great opportunity of investors & builders. 60'x100' RC-2 lot - Two LEGAL suites - 2300\$ Rent income available - Great price to sell quickly - Great location for tenants. Welcome to 471 Northmount Drive NW. This bungalow includes one 3-bedroom unit upstairs and one 1-bedroom LEGAL suite in...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1157295

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 18:27:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/10/21

**Lot size:** 5996 sq ft

**Year built:** 1955

**Parking:** Double Garage Detached, Multiple Driveways, Off Street, Parking Pad

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Tile

**Exterior Features:** Playground

**District:** CAL Zone CC

**Inclusions:** NA

**Lot Features:** Low Maintenance Landscape,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 4

**Community Features:** Schools Nearby,Playground

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite **Levels:** One



**Laundry features:** Common Area, In Basement

**Transaction Type:** For Sale

**Photo Count:** 22

**Unit Exposure:** E

**Suite:** Suite - Legal

**Frontage Metres:** 18.29M 60`0"

**Living Area SF:** 1040.00

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** R-C2

**List Price Square Foot:** \$ 461.44

**Rooms Above Grade:** 3

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

**Subdivision Name:** Highwood

**Lot Size Acres:** 0.14

