

## 1447 Northmount Drive NW Calgary, Alberta

**MLS # A2255033**



# \$825,000

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                     |               |                   |
| <b>Size:</b>     | 1,314 sq.ft.                                                 | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 5                                                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street                           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                             |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage |                   |      |

**Inclusions:** N/A

Discover the perfect balance of classic charm and modern potential in the heart of Brentwood. Offering over 2,540 sq. ft. of total living space, this bungalow is designed for both family living and future opportunity. The main floor features three comfortable bedrooms and two full bathrooms, including a main bath with a relaxing Jacuzzi tub. The bright kitchen blends function and warmth with marble counters, a gas range, stainless steel appliances, and upgraded oak cabinetry accented by soft-close glass doors. Hardwood floors flow through the living spaces, while convenient main-floor laundry rough-ins add modern practicality. The lower level extends your options with two additional bedrooms, a full bath, wet bar, and wine cooler, all accessible through a separate entrance. This space is ideal for extended family, entertaining, or future suite development (A secondary suite would be subject to approval and permitting by the city/municipality), which Brentwood is well known for. Outside, you will find an oversized double detached garage, ample street parking, and a generous south-facing backyard that enjoys plenty of sun throughout the day. A private deck connects directly to the garage, creating the perfect flow for BBQs, summer gatherings, and family fun. With ample room for swings, a trampoline, or gardens, this yard is designed for both play and relaxation. Set in Brentwood, one of Calgary's most desirable neighbourhoods, this home is just minutes from top-rated schools, parks, the University of Calgary, and North Hill Shopping Centre. Families will love the comfort and space, while investors will appreciate the strong rental potential and long-term value that Brentwood consistently delivers. A rare opportunity to own a property that offers space, lifestyle, and location all in one.