

**853 Northmount Drive NW**  
**Calgary, Alberta**

**MLS # A2306293**



**\$539,900**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	867 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** Microwave Hood Fan x2, Electric Range, Electric Cooktop, Dishwasher, Refrigerator x2, Washer x2, Dryer x2

FULLY RENOVATED!! PRIME LOCATION IN COLLINGWOOD &mdash; RIGHT NEXT TO SCHOOL!! SEPARATE ENTRANCE!! 2 BED ILLEGAL SUITE BASEMENT!! SEPARATE LAUNDRY UP & DOWN!! TWO PARKING STALLS IN THE BACK!! Step into a bright and spacious main floor featuring a HUGE living area that flows seamlessly into the kitchen, complete with stainless steel appliances and clean modern finishes. This level offers 2 bedrooms including the PRIMARY BEDROOM, a full 4pc bathroom, and its own dedicated laundry for added convenience. The ILLEGAL BASEMENT SUITE with separate entrance is perfect for extended family or income potential &mdash; offering 2 bedrooms, a large rec/living area, a 3pc bathroom, full kitchen with stainless steel appliances, separate laundry, and additional storage space. There is a deck in the backyard. Two big parking stalls in the back! RARE FIND IN AN UNBEATABLE LOCATION &mdash; steps to school, close to amenities, and ideal for both homeowners and investors!!