

1184 Northmount Drive NW
Calgary, Alberta

MLS # A2354406

\$789,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,164 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Garage F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	High Efficiency, Floor Furnace, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Track Lighting, Vinyl Windows		

Inclusions: Wall Mounted TV in Bedroom, Gas Line for BBQ

This is it! Step into a realm where classic charm meets modern upgrades, nestled within popular Brentwood This remarkable detached bungalow (1164 sq ft) has had many quality upgrades over the years and impresses with an appealing floor plan. Enter into an incredibly bright and open kitchen with a comfortable dining area with windows on three sides so full of natural light. A spacious living room with a bay window and a free-standing gas fireplace offers a cozy space for entertaining and relaxation. Enjoy hardwood and ceramic tiling on the main floor. The lower level is fully finished with an open dining/living room/2nd kitchen area with newer appliances, plus updated egress windows. Also an updated 3 piece bathroom and laundry/storage area completes the lower level. There are two furnaces one for the main floor and one for the basement which is a high efficiency furnace replaced in 2023. Suite illegal. Solar panels were installed in 2025 that the seller paid \$30,000 for but the buyer can reap the benefit of saving on electricity as over the last 10 months her total cost was \$484.80 so real savings! Many newer windows including egress windows in the basement. New upstairs fridge in 2026. The bedrooms and kitchen on the main floor have exterior roll shutters for extra insulation factor and added security. The beautifully landscaped back yard features a very large wooden deck for entertaining or relaxing plus privacy and a view of Nose Hill Park. The spectacular oversized (25ft deep) heated double garage is a real plus and also with a paved back alley. Truly many great features and alongside access to Brentwood's vibrant community amenities—nearby parks, walking and bike pathways, playgrounds, transit (including LRT), schools, shopping, services. Walk to the University of Calgary. A special place that really must be seen!