

\$469,900 - 859 Northmount Drive Nw, Calgary

MLS® #A2113371

\$469,900

4 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.07 Acres

Collingwood, Calgary, Alberta

Hey, Savvy Investors! Get ready to make some serious real estate magic happen in the heart of NW Calgary! We've got a great opportunity for you in Collingwood that's practically screaming, "Invest in me!" Picture this: A move-in ready, half-duplex, 4-level split that has an easily rentable Illegal basement SUITE. Current tenants living upstairs and downstairs have been hand-picked and are nothing short of AWESOME; taking care of the home as their own.

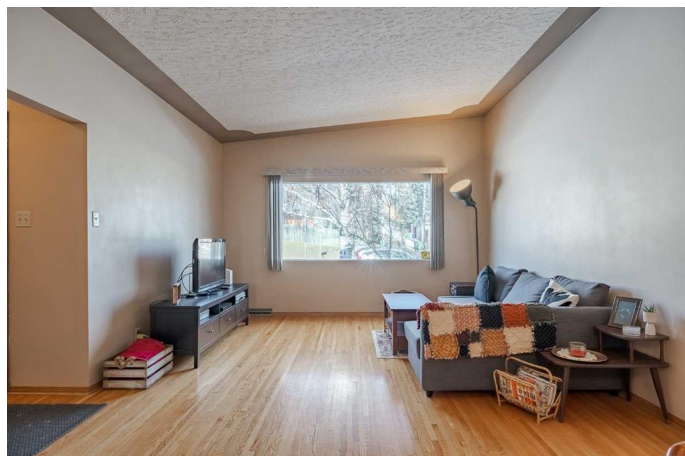
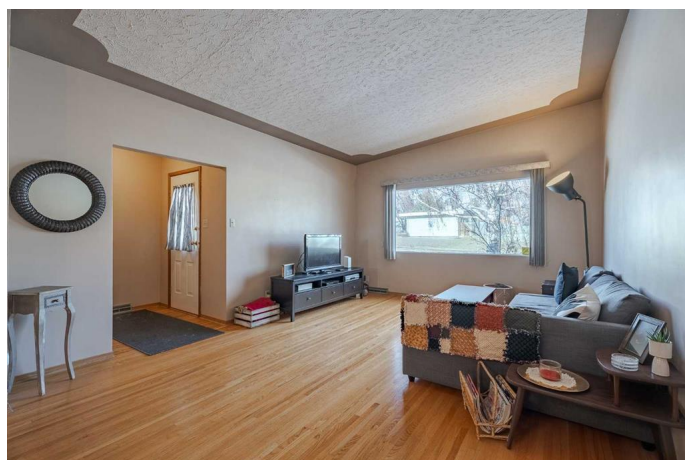
Literally a hop, skip, and jump away from the popular St. Francis High School this place is also close to SAIT, the University of Calgary, and all the hotspots you'll ever need. This home has 4 bedrooms and 2 FULL bathrooms – 2 cozy bedrooms and 1 bathroom on the main floor, and another dynamic duo in the basement. Offering you versatility and room to spare! But wait, there's more – the kitchen has had some nice updates over the years. Calling all zoning enthusiasts: This gem sits pretty in the R-C2 area. Don't let this chance slip through your fingers. A prime location that's the perfect blend of comfort, convenience, and smart investing!

Built in 1959

Essential Information

MLS® #

A2113371



Price	\$469,900
Sold Price	\$501,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	859 Northmount Drive Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0A3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 15th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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