



1184 Northmount Drive Calgary Alberta

\$789,900

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 has a one bedroom suite (illegal) with an open dining/living room/kitchen area with new appliances, plus updated egress windows. Also an updated 3 piece bathroom and shared laundry and 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. Solar panels installed in 2025 to help to subsidize utility bills, 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! (id:6769)

Kitchen 14.92 Ft x 5.67 Ft

Living room/Dining room 18.83 Ft x 14.92 Ft

Bedroom 11.92 Ft x 7.83 Ft

Den 15.67 Ft x 8.17 Ft

3pc Bathroom 7.33 Ft x 5.33 Ft

Laundry room 18.58 Ft x 9.83 Ft

Furnace 9.08 Ft x 6.17 Ft

Kitchen 12.00 Ft x 10.17 Ft

Dining room 10.00 Ft x 8.00 Ft

Primary Bedroom 12.17 Ft x 11.92 Ft

Bedroom 10.92 Ft x 10.42 Ft

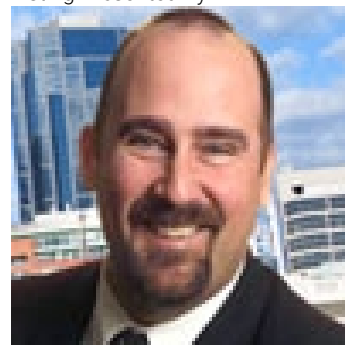
Bedroom 10.42 Ft x 10.33 Ft

Foyer 4.00 Ft x 4.00 Ft

4pc Bathroom 7.50 Ft x 6.50 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.raytodd.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

