



## 48 Northmount Drive Calgary Alberta

\$579,900

What a location! Welcome to this beautifully landscaped, with an illegal suite, facing playground bungalow home in the sought after community -Thornccliffe. On a beautiful tree lined street you will find this 4 bedroom home with original hardwood and many new upgrades. On the main level you will find 2 bedrooms and a 4pc bath, a large bright living room, and a dining room and kitchen with plenty of space for cooking and entertaining. The lower level has a good sized family room, 2 more bedrooms, a large laundry room , storage/workshop area and a r bathroom plus a full kitchen. There is a very large fenced in portion of the yard as well as a deck/bbq space and concrete pad for parking. Upgrades include: the electrical panel, furnace, hot water tank, shingles and eaves, and many of the windows, laminate and hardwood floor, 2 bathrooms and basement suite kitchen. very close to shopping and public transit and plenty more amenities, No. 20 Bus takes you to University of Calgary in 25 minutes. Academically high ranking schools in this area, Thornccliffe School (K-6), Sir. John A MacDonald Junior High, John G. Diefen Baker High School with IB program. 2 FFCA schools are nearby too. Other amenities include: Thornccliffe Greenview Community Centre, Thornhill Aquatic and Recreation Centre, Thornhill Child Care etc. Seller disclose that the basement development has no city permit and the suite is illegal. Seller has not lived in the property. (id:6769)

Bedroom 2.92 M x 2.64 M

Kitchen 3.00 M x 2.87 M

Bedroom 3.10 M x 3.56 M

Family room 6.07 M x 4.01 M

Furnace 3.00 M x 4.78 M

Primary Bedroom 3.66 M x 3.18 M

Living room 6.17 M x 4.22 M

Kitchen 3.91 M x 3.05 M

3pc Bathroom 1.45 M x 2.23 M

Bedroom 3.12 M x 3.10 M

Dining room 2.54 M x 3.02 M

4pc Bathroom 2.21 M x 1.88 M

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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