

# \$769,000 - 514 Northmount Drive Nw, Calgary

MLS® #A2253956

## \$769,000

4 Bedroom, 4.00 Bathroom, 1,904 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

This inner city unique duplex is situated in a well-established neighborhood with excellent access to downtown.

Upstairs, you'll find three spacious bedrooms, master bedroom ensuite featuring a walk-in closet with a custom built-in dresser. The two additional bedrooms are generously sized with large windows that allow for plenty of natural light.

The main floor boasts 9-foot ceilings, an open layout, and a patio—perfect for BBQs. The spacious kitchen flows seamlessly into the living room, while the dining area is ideal for family gatherings and entertaining.

Heading down to the walkout basement, youâ€™ll find a fourth bedroom—perfect for guests or extended family. There's also a spacious entertainment area that can easily be transformed into a home office or multipurpose space. Additionally, the basement features a rare separate entrance, offering great potential to be converted into a legal suite for extra rental income.

Outside, the home also features a large backyard and a double garage, easily accommodating two full-size SUVs.

Donâ€™t miss this opportunity—book your showing today!

Built in 2010

## Essential Information



MLS® #	A2253956
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,904
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	514 Northmount Drive Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3H9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, Garburator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2025
Days on Market	1
Zoning	RC-2

**Listing Details**

Listing Office	Homecare Realty Ltd.
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