

# \$825,000 - 1447 Northmount Drive Nw, Calgary

MLS® #A2255033

**\$825,000**

5 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Discover the perfect balance of classic charm and modern potential in the heart of Brentwood. Offering over 2,540 sq. ft. of total living space, this bungalow is designed for both family living and future opportunity.

The main floor features three comfortable bedrooms and two full bathrooms, including a main bath with a relaxing Jacuzzi tub. The bright kitchen blends function and warmth with marble counters, a gas range, stainless steel appliances, and upgraded oak cabinetry accented by soft-close glass doors. Hardwood floors flow through the living spaces, while convenient main-floor laundry rough-ins add modern practicality.

The lower level extends your options with two additional bedrooms, a full bath, wet bar, and wine cooler, all accessible through a separate entrance. This space is ideal for extended family, entertaining, or future suite development (A secondary suite would be subject to approval and permitting by the city/municipality), which Brentwood is well known for.

Outside, you will find an oversized double detached garage, ample street parking, and a generous south-facing backyard that enjoys plenty of sun throughout the day. A private deck connects directly to the garage, creating the perfect flow for BBQs, summer gatherings, and family fun. With ample room for swings, a trampoline, or gardens, this yard is designed for both play and relaxation.

Set in Brentwood, one of Calgary's most



desirable neighbourhoods, this home is just minutes from top-rated schools, parks, the University of Calgary, and North Hill Shopping Centre. Families will love the comfort and space, while investors will appreciate the strong rental potential and long-term value that Brentwood consistently delivers. A rare opportunity to own a property that offers space, lifestyle, and location all in one.

Built in 1962

**Essential Information**

MLS® #	A2255033
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,314
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1447 Northmount Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0G7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

**Interior**

Interior Features	Bar, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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