$775,000 - 1260 Northmount Drive Nw, Calgary

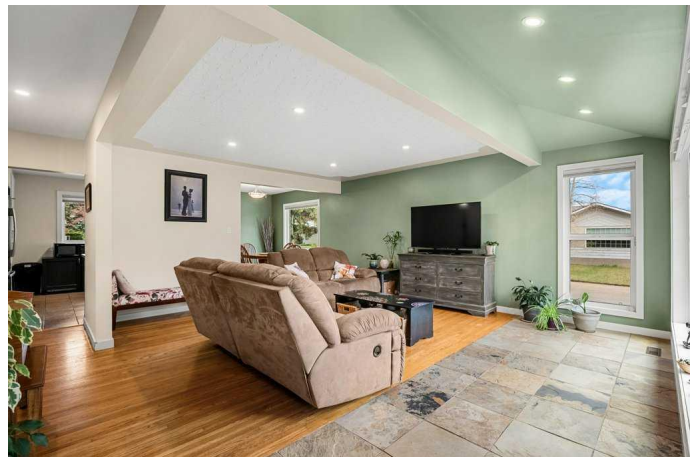MLS® #A2220814

$775,000

5 Bedroom, 2.00 Bathroom, 1,255 sqft
Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Welcome to this fully renovated family home in Brentwood. This home, on a gorgeously landscaped corner lot captivates before you even step inside. A smart extension was added to the front entry of this home to provide a foyer and storage and the expansive front windows let the light flood in. Speaking about windows; all of the widows throughout have been replaced and high-end window coverings have also been added. The living room is spacious, and the adjacent dining area and kitchen create ideal spaces for entertaining friends and family. The position of this home on a corner allows for a large window in the dining area and a further large window in the kitchen overlooks the back yard. The updated kitchen provides prep space, storage, and great flow. The main floor is completed with a generous primary bedroom, 2 additional bedrooms, and a large, fully renovated family bathroom complete with laundry area. Back through the kitchen is the rear door with great connection to the outdoor area and double detached garage with large driveway. There is also an additional paved parking area, spacious patio, and raised garden beds as well as mature landscaping. Back inside and downstairs is a fully developed basement which has been brought up to the same standard of finishing as the rest of the house. There is a summer kitchen, dining or games area, generous living room, and laundry area. Continuing into the other half of the basement are 2 bedrooms with large windows, a lovely

3-piece bath, and an additional storage room. This basement could be used as an illegal suite and can also accommodate multi-generational living or use it as additional family space and an extension of upstairs. There is lots of flexibility and the basement feels just as wonderful as the rest of the house. Located in a playground zone but outside the chaos of school pick-ups and drop-offs, this home is surprisingly quiet yet itâ€™s very easy to get onto major roadways. Close to all levels of schools including University, plus shopping, transit, a public library, pool and recreation centre, and arena, Brentwood is an absolute gift of a community. There is also easy access to Nose Hill Park, bike paths, and off-leash parks. This home has been lovingly maintained and enjoyed by its maturing family and is ready for a new family to adore it.

Built in 1962

Essential Information

MLS® #	A2220814
Price	$775,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,255
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1260 Northmount Drive Nw
Subdivision	Brentwood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2L 0E3

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, Concrete Driveway, Garage Faces Side
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Real Broker