

# \$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.

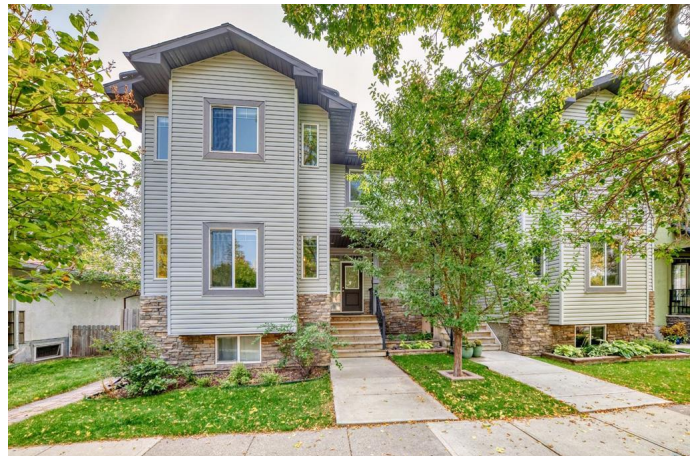
Heading down to the walkout basement, youâ€™ll find a fourth bedroom—perfect for guests or extended family. There's also a spacious entertainment area that can easily be transformed into a home office or multipurpose space. Additionally, the basement features a rare separate entrance, offering great 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, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, 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 | 6                    |
| Zoning         | RC-2                 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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