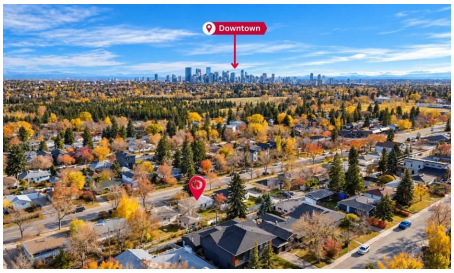
487 Northmount Drive NW

Calgary | Active | MLS® A2353987

$849,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1955**	**919.27 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

RC-G ZONED LOT!

INVESTOR ALERT:

RARE FIND! Skip the red tape. The hard part is already done!
This is one of 3 adjacent Development Permit (DP) approved re-development lots in the area. We have two more units available in the area, please let me know if interested in other units.

RARE FIND - Development Permit (DP) approved. You can currently build a 4-plex on this. The DP is also approved for a legal basement suite for each unit (total of 8 units). A copy of the proposed 4-plex is added to this listing in the supplements

APPROVED DP:
FRONT TWO UNITS: Main House - 3 Bed, 2 Bath. Legal Basement Suite: 2 Bed, 1 Bath
BACK TWO UNITS: Main House - 2 Primary Bed, 2 Bath. Legal Basement Suite: 2 Bed, 1 Bath

There is currently a move-in ready home on this lot. The current home comes with a “non-legal” basement suite with a separate entrance - ready for rent and immediate income if needed while you plan for redevelopment. This location is only about 10 mins from downtown Calgary. Total current living space of over 1750 sq ft. Total of 4 Bedrooms.

The current upper unit is super bright and has total of 2 bedrooms; well-lit and functional floor plan. The basement suite also has 2 additional bedrooms and a separate entrance.

The home is very accessible - about 10 mins drive away from downtown. Bus stops, schools, library, multiple grocery stores, green spaces, parks, clinic and more are all few mins away.

This is your opportunity to own a prime lot and build a 4-plex with strong cash flow in a top location. Booking your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353987
Bedrooms	4
Bathrooms	2
Year Built	1955

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	919.27 sq. ft.
Main Level Finished Area:	919.27 sq. ft.
Below Grade Finished Area:	849.78 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	18'3"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	5
Year built:	1955 (Age: 71)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8324GV
Heating:	Central

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Highwood
Appliances:	Built-In Refrigerator, Electric Range, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10'6" × 8'10" ·
Main Floor	Bedroom · 13'3" × 10' ·
Main Floor	Dining Room · 92'2" × 8'11" ·
Main Floor	Kitchen · 13'3" × 12'5" ·
Main Floor	Living Room · 17'4" × 10'5" ·
Basement	Bedroom · 13'11" × 10'10" ·

Basement	Bedroom · 11'5" × 10'9" ·
Basement	Game Room · 10'10" × 10' ·
Basement	Laundry · 11' × 10'1" ·
Basement	Furnace/Utility Room · 4'9" × 3'10" ·
Basement	Furnace/Utility Room · 8'3" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Separate Entrance, Storage
Exterior Features:	Private Entrance
Patio And Porch Features:	None
Lot Features:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/487-northmount-drive-nw-calgary-a2353987/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.