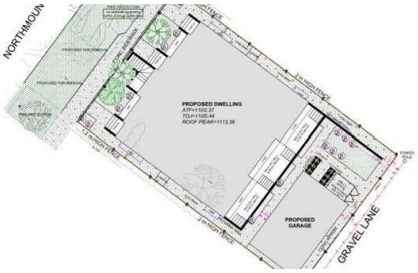
488 Northmount Drive NW

Calgary | Active | MLS® A2354902

$799,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1956**	**832 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

BUILDERS & INVSTORS ALERT! R-CG ZONED! Triplex Development Permit (DP) Approved, 3+3, total of 6 Units, West Facing Lot located in smallest Community of Calgary, Skip the Red Tape! this one is Rare Find, building plans over 5300 square feet plus almost 2100 square feet for WALKOUT basement suites, 2 side units will offers great layout of 3 bedrooms plus bonus room 1786 square feet almost same size like typical duplex, Development plans available in Request, current house is rentable conditions, Great Location, steps to closet Schools, 4km from University of Calgary & 6km from downtown Calgary, Owner is willing to build for potential buyers.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354902
Bedrooms	2
Bathrooms	1
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	832 sq. ft.
Acreage:	No
Lot Area:	6,003 sq. ft.
Lot Frontage:	60'
Front Exposure:	West

Levels:	One
Total Rooms Above Grade:	4
Year built:	1956 (Age: 70)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1277GW
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement

City Quadrant:	Northwest
Community:	Highwood
Appliances:	Dishwasher, Electric Range, Gas Dryer, Range Hood, Refrigerator, Washer
Inclusions:	none
Restrictions:	Call Lister
Main Floor	Bedroom - Primary · 11'9" × 10'3" ·
Main Floor	Bedroom · 11'9" × 10'3" ·
Main Floor	Kitchen · 11'8" × 11'6" ·
Main Floor	Living Room · 17'4" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Interior Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RCG
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/488-northmount-drive-nw-calgary-a2354902/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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