

# \$679,000 - 1058 Northmount Drive Nw, Calgary

MLS® #A2228703

**\$679,000**

4 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.11 Acres

Charleswood, Calgary, Alberta

This cozy 3-level split house is located in the well sought after Triwood (Charleswood, Brentwood, Collingwood) area which is renowned for its mature, tranquil atmosphere and strong community ties. With large lots, mid-century charm, and modern updates, it appeals to small families and professionals seeking a peaceful yet connected lifestyle.

This house has an open-concept living/dining area with natural light from large south-facing windows. Wood fireplace adds a cozy atmosphere on cold winter days. Upgraded kitchen with quartz countertop and new appliances. Its unique split-level design offers distinct living areas for privacy and functionality. 2 bright bedrooms on the upper level plus 2 additional bedrooms in the lower level (ideal for guests, teens, or a home office).

4-piece bathroom upstairs for convenience plus 3-piece bathroom on the lower level. Space in the basement for a potential 3rd bathroom. Elegant and durable hardwood and tile flooring throughout the house. Fully fenced backyard with mature trees providing a private space for kids, or potential gardening or entertaining. Legal basement suite provides potential rental income, which can be used to offset mortgage payments or even increase your borrowing power.

Steps from Nose Hill Park (one of North America's largest urban parks), Confederation Park Golf Course, and top-rated



schools like Senator Patrick Burns School.  
Quiet, tree-lined streets with parks,  
playgrounds, and community centers offering  
year-round activities.  
Minutes from downtown Calgary, SAIT  
Polytechnic, and major roadways (e.g.,  
Crowchild Trail and John Laurie Blvd). Note,  
the balcony sells as-is.

Built in 1960

**Essential Information**

MLS® #	A2228703
Price	\$679,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	1058 Northmount Drive Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0B9

**Amenities**

Parking Spaces	1
Parking	Carport

**Interior**

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
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Appliances	See Remarks
Heating	Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Honestdoor Inc.
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