

# \$569,000 - 4335 Brisebois Drive Nw, Calgary

MLS® #A2092816

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.13 Acres

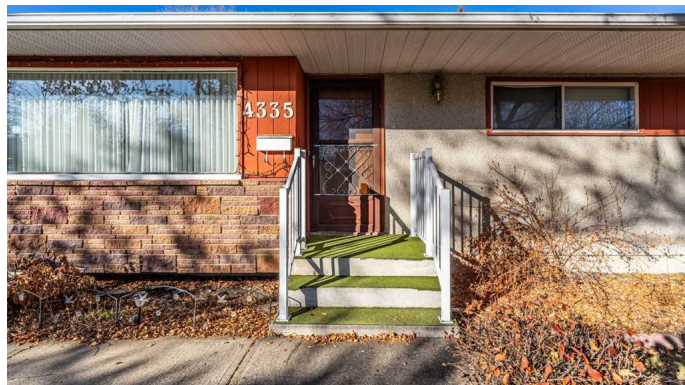
Brentwood, Calgary, Alberta

WOW ORIGINAL OWNER BUNGALOW ON A GREAT LOT in BRENTWOOD lots of natural light and Fabulous layout with a WEST FACING backyard. Imagine yourself renovating or keeping it to make some great memories with your family and friends. Fantastic 3 bedroom up with a Main bathroom with a finished basement complete with 4th bedroom(non conforming basement window) second bathroom and Huge Living room area! Updated ROOF, Newer HOT water tank and FURNACE. Original character kitchen with Large picture window overlooking the beautiful West backyard with a Double Garage. Truly a fabulous location close to everything, walking distance to University.

Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2092816    |
| Price          | \$569,000   |
| Sold Price     | \$603,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,075       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4335 Brisebois Drive Nw |
| Subdivision | Brentwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 2G1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Wood Burning                                                                                |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Stucco, Wood Frame        |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2023 |
| Date Sold      | November 21st, 2023 |
| Days on Market | 11                  |

|          |      |
|----------|------|
| Zoning   | R-C1 |
| HOA Fees | 0.00 |

**Listing Details**

Listing Office                RE/MAX IREALTY INNOVATIONS

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.