

\$795,000 - 3032 Brentwood Boulevard Nw, Calgary

MLS® #A2111986

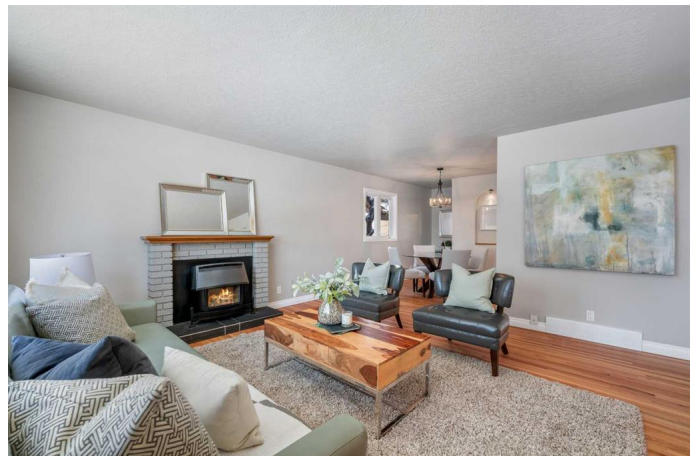
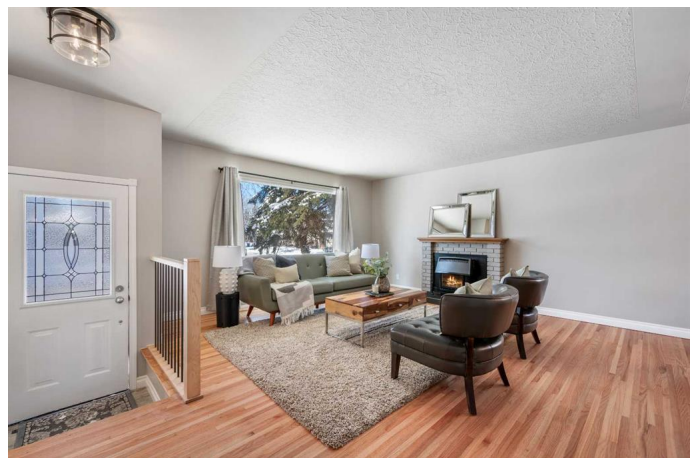
\$795,000

5 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Welcome to this remarkable newly updated 5-bedroom bungalow located in walking distance from the prestigious University of Calgary. With its prime location and incredible features, this property is a must-see for savvy investors seeking both rental income and future potential. The spacious living room is adorned with natural light coming from the big window while you relax by the gas fireplace. Enjoy prepping meals in the newly built kitchen with sage green cupboards, quartz countertop, all new stainless appliances. The refinished hardwood flooring gracefully extends throughout the upper level. A well-appointed 4-piece bathroom ensures convenience and functionality for the upper-level residents. The lower level of the property has been transformed into a sought-after illegal suite, offering a fantastic opportunity for rental income. Consisting of 2 bedrooms and a fully equipped 4-piece bathroom, this basement provides a comfortable and independent living arrangement. The shared laundry room, thoughtfully located in the common area, adds to the overall convenience and attractiveness of the space. This outdoor space is not only spacious but also features a large double detached garage, perfect for storage or additional income generation. An extra parking space adjacent to the garage provides ample room for another vehicle, further enhancing the property's practicality. Location is key, and this property embodies the essence of convenience. Situated in the coveted



Brentwood neighborhood, residents will find themselves within walking distance of the Brentwood Village Shopping Centre, catering to all shopping needs. The University of Calgary's proximity makes this an ideal dwelling for students, offering an excellent opportunity for consistent rental demand. Investors, here's your chance to secure a versatile property that presents multiple avenues for profit. Whether you choose to reside in the upper level while renting out the basement for mortgage relief, or capitalize on the strong student rental market, the potential is undeniable. Don't miss out on this golden opportunity to acquire a prime real estate gem in Brentwood. Schedule your viewing today and unlock the potential of this 5-bedroom bungalow that perfectly combines location, income, and future growth. Additional features: Last 8 years, roof, electrical, appliances, hot water tank, furnace, 200 amp service. Garage was built in 2022.

Built in 1961

Essential Information

MLS® #	A2111986
Price	\$795,000
Sold Price	\$785,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3032 Brentwood Boulevard Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1J8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 21st, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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