

\$749,900 - 3620 Beaver Road Nw, Calgary

MLS® #A2114349

\$749,900

5 Bedroom, 3.00 Bathroom, 1,704 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

Discover the charm of this rare two-storey split, offering over 2,000 sq. ft. of developed space on a quiet street in highly sought-after Brentwood. This spacious home features a total of five bedrooms, a developed basement, and the cozy ambiance of a wood-burning fireplace. The main floor welcomes you with a generously sized living room, perfect for both relaxation and entertaining which features a large front window allowing loads of natural light to fill the home. The adjacent dining room leads to the kitchen which overlooks the family room. The main floor also offers a bedroom with its own ensuite bathroom ideal for someone with mobility needs or the perfect main floor office. Laundry is conveniently located on the main floor. The upper level offers three bedrooms and a four-piece bathroom. The basement has a fifth bedroom, a recreation room, a four-piece bathroom and huge storage area. With immense potential for renovations, envision and tailor this home to your unique taste. Enjoy the convenience of a detached double car garage. Some windows have been updated. Located within walking distance to esteemed schools such as Sir Winston Churchill High School, DR. EW Coffin, Simon Fraser, and St. Jean Brebeuf, this property also offers proximity to the natural beauty of Nose Hill Park. The property also offers amenities such as the newly renovated Northland Mall and is within walking distance of the LRT. Seize the opportunity to make this Brentwood residence your ideal haven, where



comfort, convenience, and community converge. Schedule a viewing today and unlock the potential of your dream home.

Built in 1967

Essential Information

MLS® #	A2114349
Price	\$749,900
Sold Price	\$733,125
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,704
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	3620 Beaver Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1X1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 23rd, 2024
Days on Market	39
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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