

\$750,000 - 5032 Barron Drive Nw, Calgary

MLS® #A2118336

\$750,000

5 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Lovely bungalow located on a peaceful street opposite a park in Brentwood's heart. The kitchen boasts abundant oak cupboards and ample countertop space featuring stainless steel appliances, including a fridge with water & ice plus a Miele dishwasher. Gleaming hardwood floors adorn the living, dining, and master bedroom, which boasts a half-bath ensuite and a cozy walk-in closet. A stone fireplace warms the living room on chilly nights. The main bathroom offers a large jetted tub and a beautiful skylight. Two other bedrooms are generously sized, and there's a built-in pantry off the kitchen. Hunter Douglas Blinds enhance the overall aesthetic appeal and provide excellent light control and privacy. The back entrance could potentially serve as a separate entrance for a future basement suite (subject to city approval), with all windows meeting egress standards. The basement family room features a gas fireplace and plenty of built-in cabinets for added storage. Additionally, there are two bedrooms and another room currently used as a kitchenette but convertible to a bedroom. The three-piece bathroom includes a sauna (as is). The utility room houses laundry facilities and plenty of storage. A maintenance-free 8x20 deck off the dining room overlooks a yard with great drainage filled with fruit-bearing bushes like raspberries, saskatoon berries, white currants, and nanking cherries. Lots of extra structures including a shed, homeade green house and a kids playhouse located in the front yard. And



don't forget the double detached garage!

Built in 1964

Essential Information

MLS® #	A2118336
Price	\$750,000
Sold Price	\$760,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5032 Barron Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1T6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 4th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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