

\$790,000 - 58 Butler Crescent Nw, Calgary

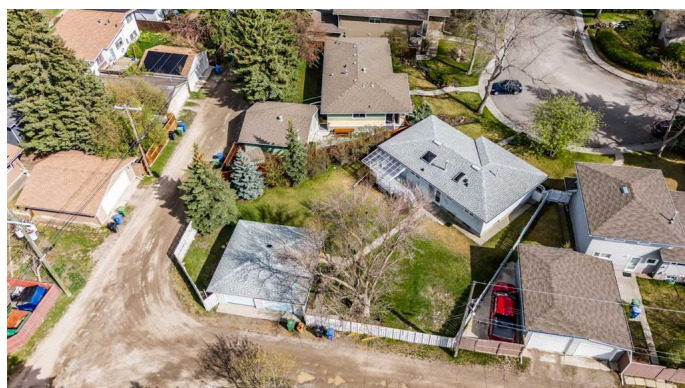
MLS® #A2122709

\$790,000

5 Bedroom, 2.00 Bathroom, 1,182 sqft
Residential on 0.20 Acres

Brentwood, Calgary, Alberta

Nestled in the sought-after community of Brentwood, this perfectly located home offers a large, secure yard for your children to play in freely. Two gated entrances provide convenient storage for your trailer and boat, perfect for family vacations. The neighborhood boasts excellent schools within walking distance, eliminating long bus rides for younger children. And for your older kids, a prestigious university is just a short walk away. This home is designed to grow with your family, providing everything you need for a comfortable and fulfilling life together. The home consists of 5 bedrooms, 2 bathrooms and over 2,300 square feet of living space, situated on a massive 8,600 square foot pie-shaped lot in a peaceful crescent. Upon entering, you'll be greeted by a spacious foyer that leads to a main floor adorned with beautiful hardwood flooring. The living room features a bow window, filling the space with natural light, while the dining room includes a built-in china cabinet and sliding doors that open to a covered back deck, perfect for outdoor gatherings. The large kitchen includes a skylight and is equipped with ample cabinetry and a built-in pantry, ensuring plenty of storage space. A convenient pocket door between the kitchen and dining room enhances privacy and functionality. The main level also includes a generous primary bedroom, two additional bedrooms, and a 5-piece bathroom complete with dual sinks, a soaker tub, built-in linen storage, and a



skylight. The basement is designed for relaxation and entertainment, featuring a huge rec room with a gas fireplace, a dry bar, and a pool table (included). Additionally, there are two more bedrooms, a 4-piece bathroom, a den, a laundry room, and a storage room. The expansive, landscaped yard boasts mature trees and shrubs, underground sprinklers, and plenty of sunlight, creating a serene outdoor retreat. The property includes a double detached, heated, oversized garage with alley access, RV parking and ample street parking. Recent upgrades enhance the home's appeal, including a freshly painted main floor, new roof (2020), and sewer line/water line replaced from the original. Additional features include central vacuum, a water softener, an electronic air purifier, and a sump pump. This home is conveniently located near parks, playgrounds, and schools, with easy access to Brentwood Village, Shopping Centre, Northland Village Mall, Nose Hill, and The University of Calgary. Public transit options, such as the Brentwood LRT Station, are close by, and Crowchild Trail is easily accessible. This delightful bungalow in Brentwood offers an exceptional opportunity for comfortable family living in a prime location. Don't miss your chance to make this your home.

Built in 1961

Essential Information

MLS® #	A2122709
Price	\$790,000
Sold Price	\$770,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.20
Year Built	1961

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	58 Butler Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1K3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, French Door, Laminate Counters, No Smoking Home, Skylight(s), Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
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Date Sold	June 28th, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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