

\$730,000 - 4448 Brentwood Green Nw, Calgary

MLS® #A2124060

\$730,000

4 Bedroom, 2.00 Bathroom, 1,745 sqft

Residential on 0.17 Acres

Brentwood, Calgary, Alberta

This is an incredible chance to remodel a home filled with abundant natural light and mid-century charm, situated in a quiet cul de sac location on a spacious corner lot in Brentwood, one of the finest NW communities. The main level boasts a generous foyer, a separate family room perfect for gatherings, a powder room, and a versatile office that could also serve as a main floor bedroom. On the second level, you'll find a bright and spacious living room adorned with a vibrant dieffenbachia plant that has flourished in this environment, along with a dining room and kitchen area overlooking the expansive yard. The unique layout of this 4-level split includes three bedrooms on the upper level along with a full bathroom. Bamboo flooring graces the second and third floors, with extra flooring available to finish the first level. The lower level features an additional bedroom, a games/rec room with a dry bar and gas fireplace, a laundry area complete with a dog wash shower, and access to a crawl space providing ample storage space, along with rough-ins for a future bathroom. Recent upgrades include a high-efficiency furnace (2022) and shingles (2016). Outside, you'll be delighted by the vast private backyard oasis with plenty of room for a large, above ground pool with mature trees offering privacy. There's also an oversized double detached garage. The property's zoning opens up endless possibilities. With its proximity to the University, LRT station, schools of all levels,



shopping centers, parks, and more, this home's possibilities are endless. Don't miss the opportunity to schedule your private viewing today!

Built in 1967

Essential Information

MLS® #	A2124060
Price	\$730,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,745
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4448 Brentwood Green Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1L4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Storage
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 4th, 2024
Days on Market	15
Zoning	S-FUD
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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