

\$700,000 - 6 Butler Crescent Nw, Calgary

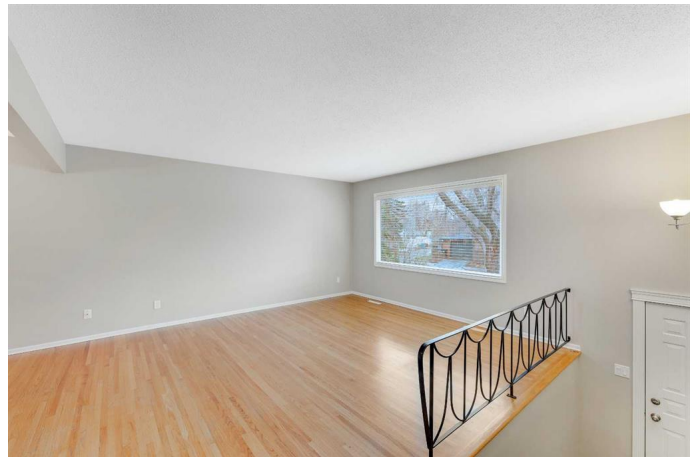
MLS® #A2125177

\$700,000

5 Bedroom, 2.00 Bathroom, 1,242 sqft
Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Located in the sought-after location of Brentwood, this impeccable walkout / up bilevel residence exudes original charm and timeless elegance. Walk to all the surrounding shopping, cafes, pubs, churches, schools, amenities, UofC, transit, and the C-train station. Boasting meticulous maintenance, this home offers a harmonious blend of functionality and style. From the moment you step inside, you'll be greeted by a welcoming ambiance, accentuated by thoughtful design elements and abundant natural light. The main level features beautiful hardwood floors throughout, a spacious living area, perfect for entertaining guests or enjoying quiet evenings. The adjacent dining area seamlessly flows into the well-appointed kitchen, surrounded by tons of windows, a vaulted ceiling with sky lights which was a completed addition 1984 by the original owners. There is tons of counter space, natural light, a full set of appliances, and direct access to the large deck. Away from the hustle and bustle of family life retreat to the secluded 3 bedrooms, including the primary bedroom with a Jack and Jill ensuite. Downstairs, the lower level offers versatile living spaces, ideal for a home office, media room, or 2 additional bedrooms. The basement bathroom will blow your mind!! as it forms a full dressing room, multiple closets and could be anything you wish if could be. A rare feature is the outside entrance to the backyard creating an easy option to potentially convert it to a rental suite. The private landscaped yard



backs onto a quiet alley on 2 sides giving you the option for RV storage and provides a peaceful sanctuary, perfect for outdoor gatherings or simply relaxing in nature under the large mature trees. If relaxing on the deck or the patio is more your style those options are available !! If you love working out in the garage there is plenty of space in the oversized single car garage. With its unbeatable location and pristine condition, this exceptional bilevel home offers a rare opportunity to live the lifestyle you've always dreamed of and put your personal touch on it!! The roof was done approximately in 2011-2012, hot water tank 2014, original furnaces

Built in 1962

Essential Information

MLS® #	A2125177
Price	\$700,000
Sold Price	\$821,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6 Butler Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2L 1K3

Amenities

Parking Spaces 1

Parking Alley Access, On Street, Oversized, Single Garage Detached

Interior

Interior Features Central Vacuum, No Smoking Home, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Baseboard, Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features None

Lot Description Corner Lot, Fruit Trees/Shrub(s), Reverse Pie Shaped Lot, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 3rd, 2024

Date Sold May 6th, 2024

Days on Market 3

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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