

\$699,900 - 40 Brown Crescent Nw, Calgary

MLS® #A2129814

\$699,900

3 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

WELL MAINTAINED 1960's BUNGALOW | QUIET CUL-DE-SAC | HIGHLY DESIREABLE NEIGHBOURHOOD | Welcome to this quant little home in the heart of Brentwood! 40 Brown Crescent, a perfect family bungalow featuring >2,000 sqft of living space, 3 bedrooms and 2 full bathrooms, a big back yard for kids / entertaining (53' x 100' lot) and a heated double detached garage with RV parking on the side with a gate. Original hardwood flooring throughout the main floor and a classic wood burning fireplace in the living room. This property has a fully developed basement featuring a sizeable recreation room and plenty of storage. Talk about the amenities! A short walk from the Brentwood school complex (CJP Elementary, Simon Fraser Junior High and Sir Winston Churchill High School), Sir Winston Churchill Aquatic & Recreation Centre, and the public library, PLUS all the amenities the new North Land shopping complex has to offer. This is a perfect home for a family starting out who can add value to the property overtime or live in as-is. With close proximity to plenty of parks, shopping, and a short distance from John Laurie Blvd & Nose Hill park, you have everything close by. BOOK YOUR PRIVATE SHOWING TODAY!

Built in 1963

Essential Information



MLS® #	A2129814
Price	\$699,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Brown Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1N5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 21st, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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