

\$730,000 - 3403 Benton Drive Nw, Calgary

MLS® #A2135083

\$730,000

4 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.15 Acres

Brentwood, Calgary, Alberta

This home is located in the heart of Brentwood, a vibrant community with excellent schools, parks, and amenities. You'll be just steps away from Northland Mall, Walmart, Best Buy, Coop and more! Also located within walking distance are the public library, tennis courts, Brentwood Sportsplex, and the aquatic center. Looking for more adventure? This property is very close to Nose Hill Park, which offers numerous hiking trails and designated off-leash areas. With this home's ultra-close proximity to elementary to senior high schools such as Dr. E.W. Coffin Elementary School, Simon Fraser Middle School, and Sir Winston Churchill High School, it makes for an ideal location for children of all ages to attend school. Not only is the location great, but so is this home! As you step inside, you'll be greeted by a warm and inviting atmosphere, with hardwood and slate flooring flows seamlessly throughout the main level. The spacious living room is perfect for entertaining or relaxing with family. The heart of this home is the kitchen with a large window overlooking the scenic backyard and bringing in an abundance of natural light. The kitchen features sleek granite countertops, modern stainless-steel appliances (Double-door Refrigerator, Stove/Oven, Microwave, Dishwasher, Hood-fan), window covers, and ample cabinetry for all your storage needs. This home offers the perfect blend of classic charm and modern convenience, with thoughtful design throughout. The main floor



boasts three generously sized bedrooms, including a master suite with a walk-in closet and a two piece ensuite. A beautifully appointed full bathroom completes the main level. This home features a fully finished basement that adds even more living space to this already impressive home. Here, you'll find one additional bedroom, a den, a full bathroom, a laundry room with washer & dryer, and a mechanical room. An oversized double garage, also features a rooftop deck, perfect for taking in the views of COP or stargazing on clear nights.

Built in 1967

Essential Information

MLS® #	A2135083
Price	\$730,000
Sold Price	\$740,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,193
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3403 Benton Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2L 1W7
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Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped
Roof	Flat Torch Membrane
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	June 2nd, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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