

# \$750,000 - 62 Butler Crescent Nw, Calgary

MLS® #A2137929

**\$750,000**

3 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Welcome Home. As you turn onto this tranquil, tree-lined street, you will know this charming bungalow is a perfect match. Ideally located in the highly sought after community of Brentwood, nestled amidst large, mature trees, this home offers a blend of comfort and convenience. The functional layout provides the ideal blueprint for renovation, allowing you to create your dream home yet offering move-in ready functionality. Beautiful refinished original hardwood flooring flows through the spacious front living room/dining room area with large bay windows that fill the space with natural light. There is an ideal amount of kitchen space that has plenty of storage and counter space as well as a nook and large windows overlooking the backyard. You will love spending summer days in the backyard with a lovely stone patio, large trees and a covered area to BBQ. Enjoy the functionality of the four-season sunroom at the back of the home, perfect for beautiful summer days and cozy winter evenings, as it is heated for year-round comfort. The main floor is finished off with 2 good sized bedrooms and a 4 pce bath. The basement is developed and maintains much of its original charm. This home has been lovingly maintained by long-time owners with some recent updates including sewer line sleeve last year, furnace (2019) and serviced annually, hot water tank (2020). Shingles (2008). The property also boasts an insulated and heated double detached garage, offering ample space for



vehicles and storage. On top of it all there is prime location with easy access to Crowchild Trail, Brentwood LRT Station, the University of Calgary, Foothills and Children’s Hospitals, and Market Mall. A quick commute to Downtown Calgary, putting the city’s amenities at your fingertips. Experience the perfect blend of timeless appeal, convenience, and potential in this beautiful bungalow.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2137929    |
| Price          | \$750,000   |
| Sold Price     | \$735,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,296       |
| Acres          | 0.12        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 62 Butler Crescent Nw |
| Subdivision | Brentwood             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2L 1K3               |

**Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |

**Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Separate Entrance, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Other, Refrigerator, Washer, Window Coverings       |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Basement, Electric                                                                |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other, Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 7th, 2024  |
| Date Sold      | June 14th, 2024 |
| Days on Market | 7               |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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