

\$794,900 - 5111 Bulyea Road Nw, Calgary

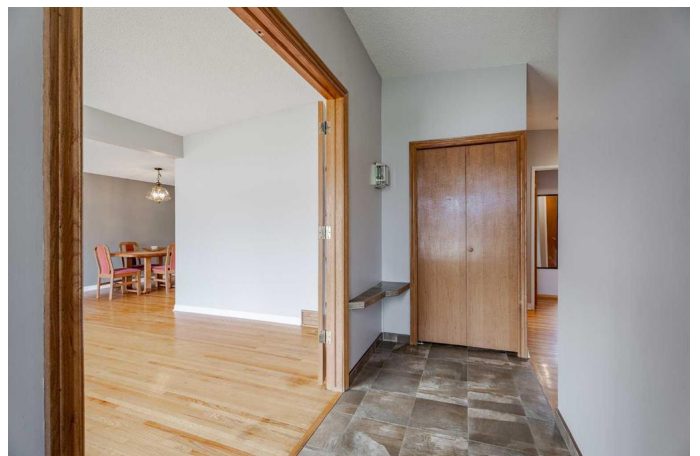
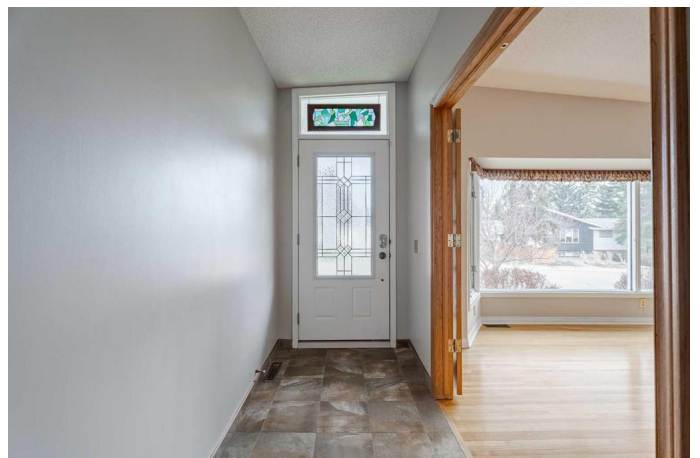
MLS® #A2142231

\$794,900

5 Bedroom, 3.00 Bathroom, 1,227 sqft
Residential on 0.15 Acres

Brentwood, Calgary, Alberta

Outstanding open-beam, three-bedrooms PLUS LEGAL SECONDARY SUITE bungalow built by Nu-West Homes in the desirable community of Brentwood. Beautiful all-brick exterior with over 2420 square feet of the total living area ; oak hardwood flooring reminiscent of mid-century quality construction. Front door access leads to the main floor entrance, framed with oak and beveled glass French doors. The 1990s renovation added a large, southeast facing bay window in the front room; sunshine ceiling, tiled flooring, Corian countertops and custom cabinets in the kitchen; new window and upgraded two-piece ensuite with walk-in closet in the primary bedroom. There are two additional, good-sized bedrooms. The lower level has a legal, two-bedroom secondary suite with a private, secure entry, featuring custom kitchen cabinets, four-piece bathroom and gas fireplace for independent heating. The common area features the laundry facilities, mechanical room and access to a private storage/office space/wine cellar. The backyard features an oversized double detached garage with new roof and door with electric opener; gravelled pad for additional parking with access from the rear lane; mature trees and bushes provide privacy around the rear deck. New water heater and newer furnace and roof, stainless steel appliances and fittings for a future gas range. For those with financial savvy, leverage the income generating legal



suite for multi-generational living or rental management. Previously approved Development Approval drawings for a laneway suite located above a triple garage are available for future consideration”subject to the City final approval ..”Walking distance to numerous schools, U of C, LRT, bus stops , public swimming pool, library, shopping and Nose Hill Park.

Built in 1965

Essential Information

MLS® #	A2142231
Price	\$794,900
Sold Price	\$792,400
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5111 Bulyea Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2H8

Amenities

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

Interior

Interior Features	French Door, Vinyl Windows
Appliances	Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	June 21st, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.