

\$999,900 - 3024 Blakiston Drive Nw, Calgary

MLS® #A2150969

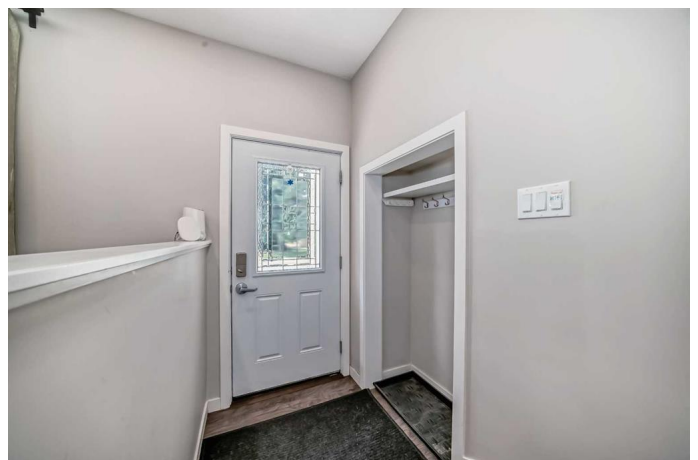
\$999,900

7 Bedroom, 4.00 Bathroom, 1,691 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Completely renovated spacious 4-level split Brentwood home, legally suited, high rental, close to all amenities. This exquisite home has so much to offer. Walking distance to U of C, Brentwood LRT (CTrain) Station, all levels of excellent schools and amenities Brentwood School (TLC Program) + Captain John Palliser School (K-6, Montessori Program), Simon Fraser School, (5-9), Sir Winston Churchill High School (10-12, IB program). Spacious and well planned house offers a 3 bedroom, 2 bathroom primary dwelling unit of 1169 sqft and a 4 bedroom, 2 bathroom plus full kitchen legal suite of 921 sqft, (3 bedroom and 1 bathroom are located on the ground level). Plus, 2 separate detached double and single garages and a RV parking pad. The legal suite and 2 garages are long termly rented for \$3860 without utilities. The primary unit is now vacant and can also be rented for \$2800 + utilities. Open the front door, you are welcome by the open concept of the spacious living room, dining area and kitchen. Upper level you will be surprised to see the master bedrooms suite, generously sized, 4 pc ensuite comes with a window. 2 more bedrooms and a 4 pc main bathroom plus a stacked washer and dryer. The legal suite will amaze you too with 3 bedrooms and a 3-pc full bathroom located on the ground level and it continue to the basement level that offers the big 7th bedroom, the 4th full bathroom the 2nd laundry room plus a full kitchen with eating area. The double garage and single garage



offers 3 separate car parking space or storage space. Plus an RV parking pad in between the two garages. You will also like the front and rear deck for morning coffee or evening rest. Highly sought-after Brentwood has two shopping malls within its area, Brentwood Village Shopping Centre, and Northland Mall. Nose Hill Library and the Sir Winston Churchill Aquatic Centre are located on the west end of the neighborhood. The community is also south of Nose Hill Park, which is known for its natural landscape. . The whole house has been completely renovated in recent years with new windows, doors, flooring, paint, baseboards, light fixtures kitchens, appliances, bathrooms, laundry rooms roof shingles and more, even the attic insulation has been upgraded.

Built in 1962

Essential Information

MLS® #	A2150969
Price	\$999,900
Sold Price	\$1,078,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,691
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Up/Down
Status	Sold

Community Information

Address	3024 Blakiston Drive Nw
Subdivision	Brentwood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2L 1L6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 26th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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