

# \$749,999 - 5251 Barron Drive Nw, Calgary

MLS® #A2162361

**\$749,999**

4 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

Don't miss this fantastic opportunity to live in Brentwood, one of Calgary's most sought-after neighborhoods! This beautifully maintained 4-level split offers over 1,850 sq ft of developed space and is situated on a spacious corner lot, just steps from parks, schools, public transportation, and shopping. With schools for all ages, the University of Calgary, Foothills Medical Centre, Calgary Cancer Centre, Alberta Children's Hospital, retail options, the C-Train line, downtown, and Nose Hill Park nearby, this location offers unmatched convenience.

As you enter this immaculate home, you'll be greeted by gleaming hardwood floors, a cozy wood-burning fireplace, a formal dining room, and a generously sized kitchen. The hardwood continues upstairs, where you'll find three spacious bedrooms, including a primary bedroom with a stunning glimpse of the downtown skyline. This level also features a 5-piece bathroom and a large 9 sq ft linen closet for convenience.

The third level offers a large family room with cork flooring, featuring a striking floor-to-ceiling curved brick electric fireplace as the focal point. This level includes a fourth bedroom with a built-in Murphy bed with a like-new mattress, a 2-piece bathroom, a secondary storage pantry with pull-out drawers for extra storage, and a separate walk-out entrance to the back and side yards.

On the fourth and final level, you'll discover a 264 sq ft recreation room, ideal for



family game night, and a 217 sq ft utility room with laundry and ample storage space. The well-treed and private corner lot is beautifully landscaped, with flower beds lining the front and back of the home. A large concrete block patio with a retractable awning creates an inviting outdoor entertainment area. A decorative concrete block wall separates the patio from a secret garden, featuring a high Cotoneaster shrub border, additional flowerbeds, interlocking brick, and a charming crab apple tree. The oversized single garage, accessible from the wide alley, adds to the home's appeal. Mentionable updates include: New windows (2018, with triple pane in the living and dining rooms), new eavestroughs with leaf-catchers (2018) new shingles (2019), new hot water tank (2019), new water softener (2019), new furnace (2020), and a new wood fence in the past five years.

Built in 1965

**Essential Information**

MLS® #	A2162361
Price	\$749,999
Sold Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,235
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

**Community Information**

Address	5251 Barron Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1T7

### **Amenities**

Parking Spaces	4
Parking	Garage Door Opener, On Street, Single Garage Detached, Oversized

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Oven, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features	Courtyard, Private Entrance, Private Yard, Awning(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Level, Many Trees, Street Lighting, Rectangular Lot, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2024
Date Sold	September 26th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

### **Listing Details**

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