

\$689,000 - 3535 Beaver Road Nw, Calgary

MLS® #A2162489

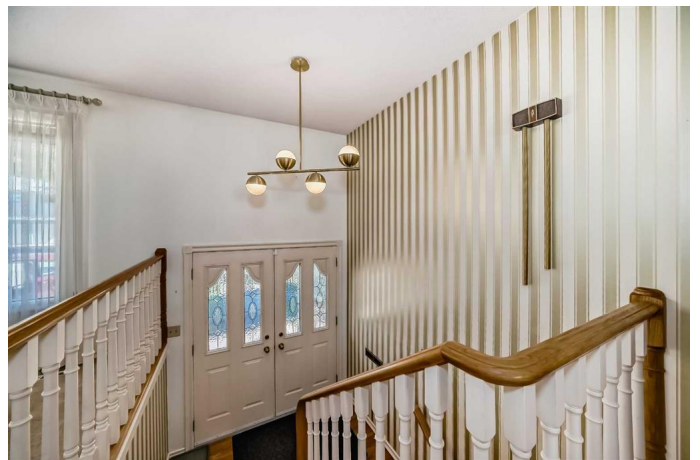
\$689,000

4 Bedroom, 2.00 Bathroom, 1,668 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

CORNER LOT | WALKOUT BASEMENT | SEPARATE ENTRANCE | 1668 SQFT MAIN FLOOR | ALMOST 3000 SQFT LIVING SPACE | SPACIOUS - 2 LIVING ROOMS ON MAIN + 2 LIVING ROOMS IN BASEMENT | NW TOP SCHOOLS // This beautiful home is situated on a CORNER LOT in the sought-after Brentwood community, with 1,668 sqft on the MAIN FLOOR and a WALKOUT basement - a rare find in the area. Natural light fills the main floor through the many large windows. The main floor features hardwood floors, character doors and a VAULTED SOUTH FACING SUNROOM that dreams are made of (with sliding doors to a lovely SOUTH BALCONY)- a perfect space to linger and enjoy a view to the mountains. The KITCHEN comes with oak cabinets, stainless steel appliances & a bright EATING NOOK. 3 BEDROOMS UP, one being a generous and bright primary. The large 4pc main bathroom has a double sink vanity and deep tub. The WALKOUT basement is an additional treasure (with a SEPARATE ENTRANCE), providing TWO EXTRA LIVING AREAS on the lower level for your family to spread out and enjoy. The basement has a 4th bedroom/hobby room, a full bath, a fireplace, and a wet bar. It opens directly onto the BACKYARD through sliding doors, where you can bask in the serenity of nature with your loved ones. With nearly 3,000 sqft of finished living space, this home is perfectly situated within WALK DISTANCE to TOP-RATED SCHOOLS (Sir



Winston Churchill High School, Dr. E.W. Coffin Elementary, Simon Fraser School), U of C, shopping, dining, public transportation, and hospitals. // MOVE-IN READY. Great opportunity for FAMILIES and INVESTORS. This one WON'T LAST.

Built in 1966

Essential Information

MLS® #	A2162489
Price	\$689,000
Sold Price	\$692,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,668
Acres	0.12
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3535 Beaver Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W9

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Central Vacuum, Chandelier, Double Vanity, French Door, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar
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Appliances	Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Lane, Corner Lot, Front Yard, Garden, No Neighbours Behind, Landscaped, Treed
Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 14th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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