

\$689,000 - 3412 Button Road Nw, Calgary

MLS® #A2166468

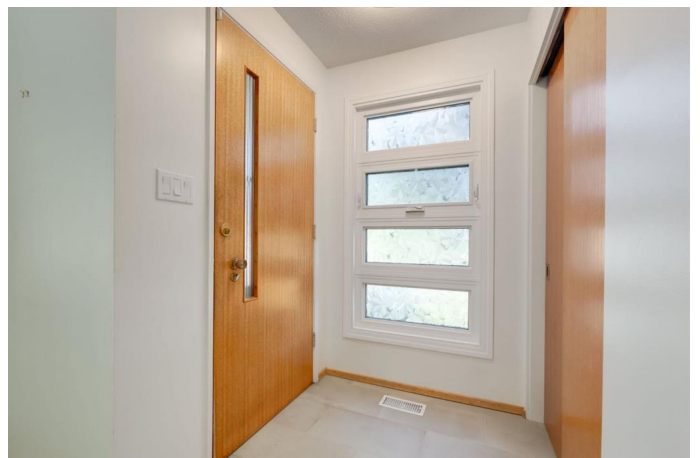
\$689,000

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Welcome to this charming, updated 4-bedroom bungalow, nestled on a beautiful tree-lined street in the peaceful community of Brentwood. Lovingly maintained and set on a generous 50' by 100' lot, this home offers over 2,300 sq. ft. of living space and is a fantastic opportunity for first-time homeowners, investors, or anyone seeking a family-friendly space. Surrounded by mature character trees and lush shrubs lining both the front and back yards, the property offers privacy and a serene outdoor setting. The main floor features a spacious living room and separate dining room, ideal for both everyday living and entertaining. The well-appointed kitchen offers quartz countertops, plenty of storage, and room for a cozy breakfast nook. The main level also includes three bedrooms, with the primary bedroom featuring a 2-piece ensuite and carpeting over original hardwood floors. The other two bedrooms are generously sized and feature beautiful hardwood flooring. Completing this level is an updated 4-piece bathroom. Step outside through the large back entryway into a private backyard that's perfect for outdoor gatherings. The backyard features a patio and an oversized single-car garage, all framed by mature trees and shrubs that add to the charm and privacy of the space. The fully finished basement provides even more living space, featuring a fourth bedroom, a 3-piece bathroom, a hobby room, and a large recreation room with a wet bar and wood-burning fireplace – ideal for



entertaining or cozy nights in. Thereâ€™s also a spacious laundry room and plenty of storage. Recent upgrades include new windows on the main floor (except for the living and dining rooms), a new furnace installed in 2017, and fresh tile in the upstairs bathrooms, kitchen, and entryways. Conveniently located just minutes from schools, the University of Calgary, shopping, public transit, and all essential amenities, this home offers both comfort and convenience in a sought-after neighbourhood. Donâ€™t miss your chance to make this charming bungalow your own!

Built in 1962

Essential Information

MLS® #	A2166468
Price	\$689,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3412 Button Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1N1

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Window Coverings, Bar Fridge
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	October 10th, 2024
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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