

\$744,000 - 118 Brantford Crescent Nw, Calgary

MLS® #A2166519

\$744,000

5 Bedroom, 2.00 Bathroom, 1,226 sqft
Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Prime Location! Nestled in the desirable Brentwood community, this home is conveniently close to Brentwood Village Centre, shopping venues, schools, parks, restaurants, bike trails, Nose Hill, C-train, University of Calgary, Foothills Hospital, The Children's Hospital, grocery stores, banks, bus routes, and just a short drive to Downtown. This 5-bedroom residence is in the vicinity of top-rated schools such as Sir Winston Churchill, TLC, U of C, and others. The kitchen is original, highly functional, and well-kept. The main floor boasts a spacious living room, an east-facing dining room, an open-plan kitchen, a 4-piece bathroom, and 3 bedrooms. Downstairs, the large family room features a wood-burning fireplace, alongside 2 additional bedrooms and a 3-piece bathroom. The roof was replaced in 2023, and the furnace is approximately 14 years old. The sunny west-facing backyard is a fully fenced perfect playground for children. The oversized double heated garage/workshop is ideal for DIY enthusiasts. A sunroom connects the house and garage, ensuring you don't have to step outside in winter to reach your car. This property offers great potential as a family home or investment, with high demand from families and students. Ready for immediate possession, book your private viewing today!

Built in 1960

Essential Information



MLS® #	A2166519
Price	\$744,000
Sold Price	\$704,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	118 Brantford Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1N8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Range, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 10th, 2024
Days on Market	52
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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