

# **\$679,900 - 3132 Brentwood Boulevard Nw, Calgary**

MLS® #A2172206

**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,102 sqft

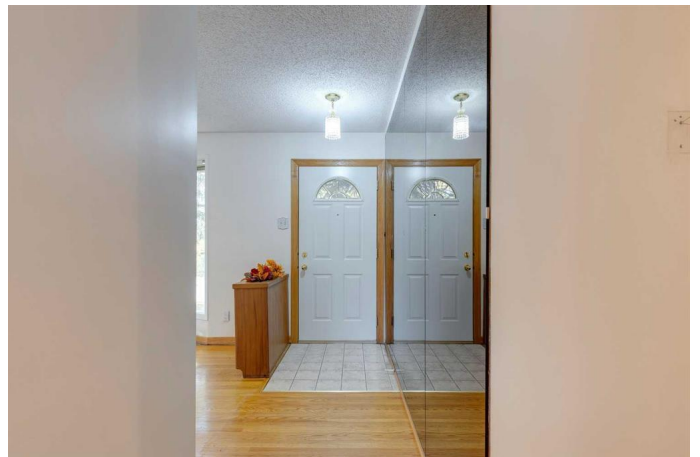
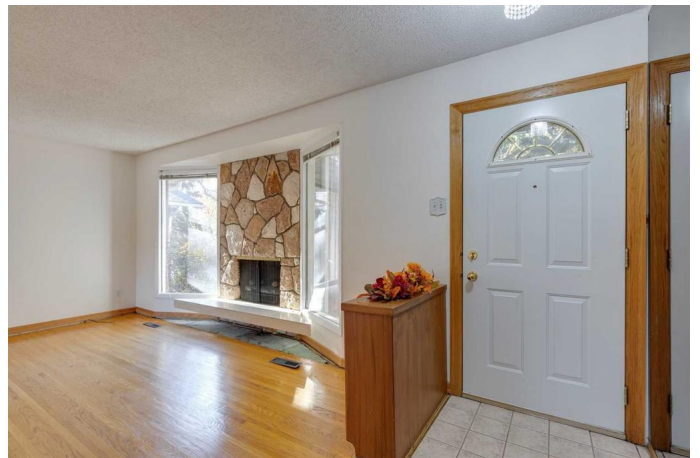
Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Original owners! This classic Brentwood bungalow has been in the family since day one and is an excellent opportunity to redevelop, live in, develop a mortgage helper in the basement, or rent and hold. This timeless brick bungalow is in excellent condition and features a functional family floor plan. Amazing, detailed brickwork inside and out with brick pillars, solid archways, and feature walls, and all still in "like new" condition. Gleaming hardwood floors, three good-sized bedrooms up, and a 4th bedroom down, eat-in kitchen that could easily be opened up to the living room. The basement would make a great secondary suite (with city approval), as the rear door has a split entrance. It now features a charming rec/family room, second fireplace, RI bath, all the plumbing is ready for fixtures, throwback sauna (as is), hobby room, and storage. Enjoy the large lot, 24x23 super solid cinder block garage with built-in storage and workbench, and more. The furnace is a mid-efficient that was upgraded approx. 15-18 years ago and is in perfect working condition, roof approx. ten years old, hot water tank approx. six years old. Great location within walking distance to the University of Calgary, L.R.T, Nose Hill Park, shopping, restaurants, schools, and more.

Built in 1962

## **Essential Information**



MLS® #	A2172206
Price	\$679,900
Sold Price	\$668,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,102
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	3132 Brentwood Boulevard Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1K1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting, Rectangular Lot
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 10th, 2024
Date Sold	October 25th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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