



3811 Brantford Drive Calgary Alberta

\$949,000

OPEN HOUSE SATURDAY JUNE 15 1:00-5:00!!!! OVERSIZED LOT!!! ATTN: DEVELOPERS!!! INVESTORS!!!

Discover the charm in this beautiful 6 bedroom, 2.5 bathroom home in the attractive inner city neighborhood of Brentwood. This home features newer flooring and fresh paint throughout. The main floor includes a tastefully updated living area with vaulted ceilings, trendy exposed beams, a cozy wood burning fireplace & offers a beautiful view of Nose Hill Park. The primary bedroom has a 2pc ensuite. 2 additional bedrooms & a full bathroom complete the main level. The basement includes a large family room, 3 additional bedrooms, a full bathroom, and a separate back entrance, offering potential for a suite or additional living space. Massive corner lot with tons of street frontage & offers an oversized double detached garage with a second level that can be converted into a carriage suite or studio space (subject to City approval). The heated garage also offers ample workshop space &/or storage. Located within walking distance to Brentwood Village Shopping Centre, the UofC, LRT, and K-12 schools. A short drive takes you to Northland Shopping Centre, SAIT, and Nose Hill Park, with easy access to Crowchild, Shaganappi, and Downtown. Come see this charming Brentwood home for yourself and fall in love with its potential investment attributes! (id:6769)

Bedroom 15.42 Ft x 8.08 Ft
 Other 6.17 Ft x 9.92 Ft
 Family room 9.33 Ft x 10.08 Ft
 Bedroom 6.92 Ft x 10.75 Ft
 Other 4.58 Ft x 8.25 Ft
 3pc Bathroom 4.50 Ft x 8.00 Ft
 Bedroom 12.92 Ft x 8.92 Ft
 Cold room 5.00 Ft x 10.25 Ft
 Laundry room 17.50 Ft x 13.17 Ft
 Other 3.75 Ft x 3.58 Ft

Kitchen 11.42 Ft x 13.75 Ft
 Dining room 7.92 Ft x 12.42 Ft
 Living room 19.83 Ft x 11.92 Ft
 Other 4.50 Ft x 8.92 Ft
 Bedroom 9.42 Ft x 10.08 Ft
 Bedroom 9.92 Ft x 10.08 Ft
 Primary Bedroom 12.33 Ft x 10.08 Ft
 2pc Bathroom 6.50 Ft x 5.17 Ft
 4pc Bathroom 6.50 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
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