



3403 Breton Close Calgary Alberta

\$749,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Say hello to this charming income-generating bungalow in Brentwood, set on a massive 7,814 sq ft lot backing onto a treed greenbelt and walking path with direct access to a nearby off-leash park. This versatile home features a bright 3-bedroom main suite and a 1-bedroom illegal basement suite, each with separate entrances and in-suite laundry. The upper level offers laminate flooring, a sunny living room with large bay windows, an L-shaped kitchen with ample cabinetry, all essential appliances, a 4-piece bath and 3 well-sized bedrooms. The lower suite includes a full kitchen with stainless steel appliances, a large living area, 1 bedroom, 2 oversized dens, ideal for a home office or guest room, and extra storage under the stairs. Outside, the large, private backyard is surrounded by mature trees and includes a concrete patio, fire pit, BBQ gas line, garden shed, and paved tandem parking. A rear gate opens directly onto the greenbelt, providing quick access to the off-leash park and the pedestrian bridge into Nose Hill Park. Updates include newer windows, roof, a high-efficiency furnace, and a radon mitigation system. Situated on a quiet cul-de-sac-like street with no through traffic, this home is walkable to schools (Dr. E.W. Coffin, Simon Fraser, Sir Winston Churchill), close to Nose Hill Park and Northland Mall, and offers a quick commute to the University of Calgary. It's a great option for investors, multigenerational families, or future redevelopment. Schedule your private showing today. (id:6769)

Den 10.58 Ft x 8.08 Ft

Bedroom 10.83 Ft x 7.83 Ft

Kitchen 11.92 Ft x 7.67 Ft

Recreational, Games room 12.67 Ft x 11.33 Ft

4pc Bathroom Measurements not available

Living room 14.17 Ft x 13.00 Ft

Kitchen 14.50 Ft x 9.92 Ft

Primary Bedroom 9.92 Ft x 9.33 Ft

Bedroom 11.50 Ft x 8.92 Ft

Bedroom 11.50 Ft x 8.92 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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