



## 3604 Boulton Road Calgary Alberta

\$734,900

Charming Brentwood Bungalow GLEAMING HARDWOOD | ORIGINAL CHARACTER | EAST BACKYARD | FULLY FINISHED BSMT! 3 bedrooms up and 2 bedrooms down. Welcome to this charming mid-century bungalow - well loved and maintained over the years on a fantastic street in coveted Brentwood. Burton Rd is well situated for access to the great schools - from elementary through to secondary institutions - as well as everything the area has to offer - it's all here at your doorstep. There are so many opportunities here - a starter home to begin your Brentwood dream, a revenue property with separate entrance possibilities, or an excellent canvas to redevelop something new. It's easy to see the potential of this home. You'll wind through the mature treed yard. Situated on a 51' x 100" sized lot, this home could be a remarkable investment opportunity in the highly sought-after Brentwood neighborhood. This home offers three bedrooms & a generous-sized bathroom on the upper level, a large living room/dining room & eat-in kitchen on the main floor. The lower level is finished + offers a family room, 2 bedrooms, + a 4-piece bath, and a wood-burning FIREPLACE! Enjoy not having to scrape the snow off your car by parking IN A SINGLE CAR GARAGE, & there is plenty of parking on the stretched driveway Brentwood is one of Calgary's (voted) best communities, just minutes to Nose Hill, Community Gardens, Bow River pathways, U of C, McMahon, Sir Winston Churchill, Crowchild, and all city-wide accesses - this home will not last! Book your showing today! (id:6769)

Laundry room 4.08 Ft x 11.42 Ft  
Bedroom 10.50 Ft x 10.83 Ft  
Bedroom 10.92 Ft x 10.83 Ft  
4pc Bathroom 7.50 Ft x 8.92 Ft  
Family room 16.17 Ft x 18.58 Ft  
Living room 12.25 Ft x 14.33 Ft  
Dining room 9.08 Ft x 9.25 Ft

Bedroom 8.67 Ft x 10.33 Ft  
Bedroom 12.33 Ft x 8.58 Ft  
Primary Bedroom 10.25 Ft x 12.17 Ft  
Kitchen 12.58 Ft x 12.58 Ft  
Other 9.08 Ft x 3.92 Ft  
5pc Bathroom 12.58 Ft x 5.00 Ft

Listing Presented By:



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URBAN-REALTY.ca



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