



## 4440 Brentwood Green Calgary Alberta

\$729,900

Charming curb appeal and owner's pride shine through this Brentwood bungalow gem. A lovingly maintained bungalow in the heart of Brentwood, Calgary. This charming 3-bedroom, 2-bath home features updated windows, air conditioning, and beautiful hardwood floors throughout the main level. The cozy living and dining areas are anchored by a functional kitchen layout, while the solarium/mudroom offers extra living space and is plumbed for slab heating. The finished basement boasts a spacious rec room with a brick gas fireplace, room for a home gym or office, plus a 4-piece bath. New aggregate front steps and driveway enhance curb appeal, and the lush backyard is a true retreat with fruit trees, garden beds, and meticulous care. For added peace of mind, the sewer pipe was scoped, cleaned, and sleeve lining installed in 2022—complete with a 40-year transferable warranty. Just steps from top-rated schools, the University of Calgary, Brentwood Village Shopping Centre, Nose Hill Park, and LRT access—offering unmatched convenience and community charm. This is the perfect blend of character and comfort in one of Calgary's most sought-after communities. (id:6769)

Den 16.25 Ft x 7.25 Ft

Bonus Room 10.00 Ft x 9.00 Ft

Family room 23.67 Ft x 12.00 Ft

Furnace 13.67 Ft x 12.50 Ft

Storage 11.83 Ft x 7.17 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Living room 21.92 Ft x 12.42 Ft

Kitchen 12.00 Ft x 8.67 Ft

Breakfast 6.33 Ft x 6.17 Ft

Dining room 11.67 Ft x 9.08 Ft

Sunroom 6.33 Ft x 3.17 Ft

Primary Bedroom 12.75 Ft x 10.25 Ft

Bedroom 10.58 Ft x 9.00 Ft

Bedroom 10.17 Ft x 9.00 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)