



## 26 BUTTE Place Calgary Alberta

\$739,900

\*\*\*\* OPEN HOUSE, SATURDAY SEPTEMBER 28, 2-4PM \*\*\*\* INVESTOR ALERT!!! Live Up/Rent Down, So many options with this Mid Century Classic. Home is situated on a Beautiful secluded treed cul-de-sac in the heart of Brentwood. With almost 1200 sq.ft. throughout the main the spacious kitchen is open to the large living room and eating area. Stunning sculpted detail on the ceiling is not to be missed. 3 generous sized bedrooms, hardwood flooring, renovated bath and laundry completes this level. The Lower Level consists of an Illegal basement suite with separate entrance. There is a full kitchen, large living room, 2 bedrooms with egress windows, laundry, updated flooring and tons of storage. Entertain your guests around the firepit in the West Facing yard with attractive new fence. Or, entertain your guests on the roof top patio at the front of the home next to the main entrance. An easy walk to U of C, Parks, Brentwood LRT, shopping, etc. Otherwise, the kids will appreciate the convenient walk to Senator Patrick Burns School (grades 6-9), Saint Luke School (kindergarten-grade 6), or Brentwood School (Kindergarten-grade 5). (id:6769)

Kitchen 3.71 M x 2.67 M

Living room 7.34 M x 3.23 M

Bedroom 3.58 M x 3.05 M

Bedroom 3.53 M x 3.12 M

Storage 2.21 M x 2.13 M

3pc Bathroom 1.52 M x .91 M

Furnace 7.34 M x 3.23 M

Living room 6.15 M x 4.14 M

Other 6.15 M x 3.71 M

Primary Bedroom 3.86 M x 3.71 M

Bedroom 3.05 M x 3.05 M

Bedroom 3.71 M x 2.80 M

4pc Bathroom 2.13 M x 1.52 M

Listing Presented By:



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CIR Realty

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### RE/MAX Realty Professionals

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