



3132 Brentwood Boulevard Calgary Alberta

\$679,900

Original owners! This classic Brentwood bungalow has been in the family since day one and is an excellent opportunity to redevelop, live in, develop a mortgage helper in the basement, or rent and hold. This timeless brick bungalow is in excellent condition and features a functional family floor plan. Amazing, detailed brickwork inside and out with brick pillars, solid archways, and feature walls, and all still in "like new" condition. Gleaming hardwood floors, three good-sized bedrooms up, and a 4th bedroom down, eat-in kitchen that could easily be opened up to the living room. The basement would make a great secondary suite (with city approval), as the rear door has a split entrance. It now features a charming rec/family room, second fireplace, RI bath, all the plumbing is ready for fixtures, throwback sauna (as is), hobby room, and storage. Enjoy the large lot, 24x23 super solid cinder block garage with built-in storage and workbench, and more. The furnace is a mid-efficient that was upgraded approx. 15-18 years ago and is in perfect working condition, roof approx. ten years old, hot water tank approx. six years old. Great location within walking distance to the University of Calgary, L.R.T., Nose Hill Park, shopping, restaurants, schools, and more. (id:6769)

Bedroom 13.00 Ft x 11.00 Ft

Family room 20.00 Ft x 12.00 Ft

Laundry room 5.00 Ft x 5.00 Ft

Other 8.00 Ft x 10.00 Ft

Living room 15.50 Ft x 12.33 Ft

Dining room 10.83 Ft x 8.58 Ft

Eat in kitchen 13.50 Ft x 11.92 Ft

Primary Bedroom 12.42 Ft x 11.83 Ft

Bedroom 11.83 Ft x 8.33 Ft

Bedroom 10.42 Ft x 9.83 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca