

4116 Brisebois Drive Calgary Alberta

$839,000

An exceptional INVESTMENT OPPORTUNITY in the heart of Brentwood, this well-maintained property offers TWO SEPARATE DWELLINGS and an outstanding location JUST STEPS FROM the UNIVERSITY OF CALGARY, MCMAHON STADIUM, BRENTWOOD C-TRAIN STATION AND BRENTWOOD VILLAGE SHOPPING CENTRE. Operated as a successful short-term rental for several years, the property has earned a 5-STAR RATING with approximately 150 reviews, offering excellent flexibility for investors, multi-generational households, or buyers seeking additional income potential.The main residence, UNIT 4116, is a spacious three-level split offering approximately 1,300 SQ. FT. with FOUR BEDROOMS, TWO FULL BATHROOMS, and private laundry. The main floor features a generous living room with a GAS FIREPLACE, a dedicated dining area, and a functional kitchen with a central island, two full-size refrigerators, abundant cabinetry, and plenty of counter space. The dining area opens onto an approximately 100 SQ. FT. DECK for additional outdoor living. Updates include NEW WINDOWS IN 2018, a TANKLESS ON-DEMAND WATER HEATER a HIGH-EFFICIENCY FURNACE AND A NEW DISHWASHER.The SELF-CONTAINED LEGAL SECONDARY SUITE, UNIT 4114, offers approximately 445 SQ. FT. plus a mechanical room and was professionally constructed in 2018 with development and building permits through the City of Calgary. With its own PRIVATE ENTRANCE, the suite features an oversized bedroom, full-size kitchen, living room with a GAS FIREPLACE, four-piece bathroom with HEATED FLOORS, and vinyl plank flooring throughout.An OVERSIZED 26' X 24' HEATED DOUBLE GARAGE WITH A BRAND NEW GARAGE DOOR and a dedicated sub-panel provides excellent parking, storage, workshop, or recreational space, while an additional concrete pad accommodates TWO MORE VEHICLES. The property has an established short-term rental history, with the upper residence previously renting for approximat...

4pc Bathroom 4.83 Ft x 9.67 Ft

4pc Bathroom 4.67 Ft x 6.33 Ft

Bedroom 14.50 Ft x 10.25 Ft

Bedroom 9.08 Ft x 10.00 Ft

Bedroom 11.25 Ft x 9.67 Ft

Furnace 6.00 Ft x 9.83 Ft

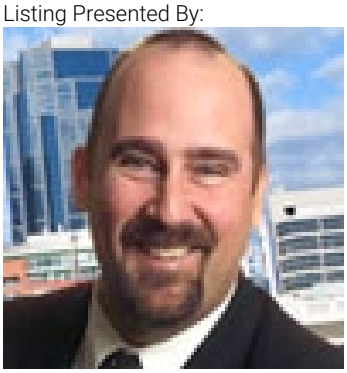
Dining room 8.83 Ft x 11.00 Ft

Kitchen 14.42 Ft x 12.42 Ft

Living room 23.67 Ft x 11.25 Ft

5pc Bathroom 6.75 Ft x 8.08 Ft

Listing Presented By:



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Kitchen 9.17 Ft x 13.42 Ft

Living room 13.33 Ft x 13.58 Ft

Bedroom 9.00 Ft x 11.58 Ft

Primary Bedroom 15.00 Ft x 10.75 Ft

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