



GRASSROOTS
REALTY GROUP

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92 Baker Crescent NW
Calgary, Alberta

MLS # A2254235



\$819,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, French Door, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions:	Shed
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Welcome to this completely updated and lovingly cared-for bungalow in the highly sought-after community of Brentwood. Offering nearly 2,000 sq. ft. of developed living space, this home blends modern updates with timeless charm on a quiet, tree-lined street. The exterior has been updated with new windows, roof, stucco, fascia, soffit, and fencing. The home sits on a large lot, on a quiet street, with mature trees, upgraded concrete walkways/patio, garden, NW facing backyard with fire pit area perfect for those summer evenings. A double insulated detached garage plus trailer parking off the back alley adds excellent functionality and value. Inside, you'll find a bright and comfortable layout featuring 2 bedrooms on the main floor and 2 additional bedrooms downstairs, along with 2.5 bathrooms to accommodate family and guests. The updates throughout create a move-in ready home while still leaving space to make it your own. The location is unbeatable—close to downtown, the University of Calgary, Brentwood Village, Market Mall, golfing, pathways, library, and pools. Families will appreciate the abundance of schools nearby, plus easy access to the LRT. Commuting is a breeze with quick connections to Crowchild Trail and Stoney Trail. This is an idyllic neighbourhood known for its quiet streets, mature trees, and welcoming community spirit. Don't miss your chance to own a beautifully updated bungalow in one of Calgary's most desirable areas.