



GRASSROOTS
REALTY GROUP

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3824 BRANTFORD Drive NW
Calgary, Alberta

MLS # A2281541



\$729,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Private, Sloped Up, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Price Reduced. Prime location in Brentwood for redevelopment or to hold for future development or live yourself and enjoy coziness the convenience. Hop, Skip & Jump from Brentwood Shopping Mall & Front Yard Facing Playground of Brentwood Elementary School. Newer Kitchen Cabinets and Counters, Open concept between kitchen & dining room, bay windows in bright living & dining rooms, wood burning fireplace with stone facing in living room. Laminate floors in entrance, hallway, kitchen & one of the bedrooms. Fully developed basement with huge recreation room, 4th bedroom, Full bathroom, laundry room and large storage room. Beautiful Treed Lot with Deck & Brick Patio at the backyard. Insulated garage & R.V. parking. Great value in area. Close to all amenities, Schools, Public Transportation, Brentwood mall, LRT Station and short drive to UOC, Children's Hospital, Foothill Hospital and COP. Hurry and Call for Your Private Viewing Today!