



GRASSROOTS
REALTY GROUP

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**4803 Brockington Road NW
Calgary, Alberta**

MLS # A2290285



\$759,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: N/A

Tucked along a peaceful, mature tree-lined street, this beautifully renovated bungalow blends warmth, functionality, and long-term value. With a single attached garage and an extended front driveway, there’s ample parking for multiple vehicles. Step inside to a bright, open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. Oversized east-facing windows flood the space with natural morning light. The atmosphere feels airy, modern, and inviting – ideal for both everyday living and hosting. The custom-built kitchen is thoughtfully designed with granite countertops, contemporary stainless-steel appliances, and excellent prep space. It anchors the home beautifully while maintaining connection to the main living areas. The main level features two bedrooms plus a versatile den – perfect for a home office or nursery, along with an updated 5-piece bathroom. New windows in the kitchen and one bedroom further enhance comfort and efficiency. Downstairs, the fully developed illegal suite expands the home’s flexibility, featuring new carpet in the recreation room, an extra-large bedroom with egress window, a spacious family/ room, additional den and a 3-piece bathroom. Whether used for extended family, guests, or additional living space, the lower level offers meaningful versatility. Outdoors, the private backyard is framed by a rebuilt fence and gate (2024) and features a beautiful brick patio ideal for summer gatherings or quiet evenings. A retaining wall with flower beds adds character and dimension, while the newly added greenhouse (2025) offers opportunity for gardening enthusiasts. Other capital upgrades provide peace of mind: Shingles (2017), Furnace (2011), Hot water tank (2021), Electrical panel (2022), Extra basement insulation (2023), Fascia (2023), Rebuilt fence & gate (2024), Greenhouse (2025)

and the oversized window in living room - triple glazed installed in 2022..If you know the community of Brentwood, you already know the desirability of the neighbourhood. With proximity to schools, parks, playgrounds, shopping (Brentwood Village, North Land, Co-op, Market Mall close by), and a ton of community amenities such as the community swimming pool and recreational area, indoor ice skating rink, Calgary public library, tennis courts, and so much more. Not only this, but you're close to key transport corridors for convenience (20 mins to downtown Calgary, 10 mins to University of Calgary / Market Mall / Foothills Hospital / Alberta Children's Hospital) and the added bonus of an LRT station nearby for commuting. This is a property that balances aesthetic upgrades with practical improvements – move-in ready, yet adaptable to a variety of lifestyles. A rare opportunity to secure a renovated bungalow in a quiet, established setting with thoughtful enhancements throughout, book your showing TODAY!