



**5689 Brenner Crescent NW
Calgary, Alberta**

MLS # A2296190



\$950,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,601 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Deta		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Stre		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Track Lighting, Walk-In Closet(s)

Inclusions: n/a

Welcome to this beautifully renovated bungalow in the highly sought-after community of Brentwood, offering a perfect blend of modern upgrades and an unbeatable location. Proudly owned by the original owners, this home reflects decades of meticulous care and pride of ownership. Situated on a quiet crescent, this home is ideal for families, professionals, or investors looking to be close to top-rated schools, transit, and amenities. Step inside to a bright and stylish main floor featuring wide plank oak flooring and new ceilings with recessed lighting. The spacious living room is anchored by a cozy fireplace, creating an inviting space to relax or entertain. The fully renovated kitchen showcases quartz countertops, new cabinetry, and stainless steel appliances, flowing seamlessly into the dining area. A stunning sunroom with a second fireplace provides the perfect year-round retreat. The main floor offers two generous bedrooms and two fully renovated bathrooms, designed with both comfort and functionality in mind. Downstairs, the fully developed basement features a third bedroom, a third renovated bathroom, a flex room, all with new carpet throughout. This home has been extensively updated for peace of mind, including a new electrical panel, furnace, and central air conditioning (2020), along with new roof, shingles, and durable Hardie board exterior. The property is pet-free and smoke-free. Outside, you'll find an oversized single detached garage and a private yard space to enjoy. Located just minutes from University of Calgary, Brentwood CTrain Station, Brentwood Village Shopping Centre, and Nose Hill Park, this home also offers access to top-rated schools including Sir Winston Churchill High School. An exceptional opportunity to own a move-in ready home

in one of Calgary's most established northwest communities.