



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**3816 Brighton Drive NW
Calgary, Alberta**

MLS # A2304950



\$839,900

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,182 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Private, Rectangular Lot, See R		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, See Remarks, Tankless Hot Water		

Inclusions: None

Classic mid-century charm in Brentwood!!! This 5 bedroom, 3 bathroom home, with over 2200 square feet of living space, has been meticulously (as in floors scrubbed with nail brushes meticulous) maintained and updated since its construction in 1960. The community itself is highly sought after due to its proximity to all of your essential amenities, major transit routes, the University and hospital, and quick access to the downtown core. Brighton Drive is tucked quietly away, and just off Charleswood, putting most of these things within walking distance. From the moment you step inside, the character of this home shines through. The main level showcases original hardwood flooring and a beautifully preserved contoured ceiling finish, capturing the essence of mid-century style. Bay windows open to a large front yard and mature trees, featuring the wide neighbourhood streets found only in these older heritage communities. The spacious family room is anchored by a true statement piece—a Freestanding Porcelain Enamel Finished Fireplace in iconic Aztec Orange, adding warmth and architectural flair you simply won't find in newer homes. With four fully developed levels, this home provides an exceptional amount of space and flexibility for families of all sizes. The upper level features three generous bedrooms, while the lower levels offer two additional bedrooms plus an office / den or flex space — ideal for any combination of lifestyle and family needs. In total, the home includes two full bathrooms and one half bath, all thoughtfully maintained and updated. Step outside and you'll discover a beautifully established yard that truly sets this property apart. Mature trees provide privacy and shade, while thoughtfully curated garden beds offer a lush, serene setting for outdoor enjoyment. Whether you're an

avid gardener or simply appreciate a peaceful backyard retreat, this space delivers with seasonal colour, room to relax, and plenty of space for entertaining. Significant mechanical upgrades ensure peace of mind, including a newer roof and windows, plus a furnace and humidifier replaced in 2024. A modern tankless hot water system provides on-demand efficiency and convenience. Completing the property is a massive oversized and over-height double detached garage, equipped with a gas heater—perfect for hobbyists, car enthusiasts, or additional workspace year-round. Located in one of northwest Calgary's most established neighbourhoods, Brentwood offers unbeatable access to parks, shopping, transit, and the University, making this an ideal opportunity for both families and investors. Several of the rooms have been virtually staged as the home has more space than the current owners have need for.