



**3711 Beaver Road NW**  
**Calgary, Alberta**

**MLS # A2306952**



**\$838,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Prime Brentwood Location | Huge Lot | Exceptional Potential with 4 bedrooms and 4 bathrooms. Welcome to this bright home with open floor plan and over 2500 sq-feet living area situated on a large lot in the highly desirable community of Brentwood. Improvements include a renovated kitchen(2019), high-quality windows throughout(2019) and washer/dryer(2019). hardwood flooring and multiple storage solutions including three outdoor sheds completes the package. The home features bright, spacious rooms with a flexible layout to suit a variety of lifestyles. The main floor includes a welcoming room can easily use as a bedroom or an office. The inviting family room showcases a cozy gas fireplace and opens onto a covered, screened patio&mdash;perfect for relaxing or entertaining. Upstairs, the generous primary bedroom offers a private ensuite, while the additional bedrooms are well-sized, with two featuring walk-in closets. The fully developed lower level includes an oversized recreation room, providing even more space for entertainment or family living with it's own bathroom. Step outside to enjoy the EXPANSIVE HUGE BACKYARD&mdash;ideal for summer gatherings, gardening, or future development. ASPHALT BACK LANE with potential for building a garage with above unit (subject to approval and permitting by the city/municipality, the concept approved effective January 2019), this property presents excellent long-term value. A fantastic opportunity in one of Calgary's most sought-after communities, perfect for families, investors, or future redevelopment in a great RCG Lot. Ideally located within walking distance to all levels of top schools and just minutes from the University of Calgary and hospitals, This property offers outstanding convenience with nearby parks, shopping, transit, and everyday amenities.