



**2940 Blakiston Drive NW**  
**Calgary, Alberta**

**MLS # A2307557**



**\$899,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Hot tub

This well-maintained bungalow is situated on a rare pie-shaped lot (approx. 88 ft across the rear) in Brentwood, directly across from Blakiston Park. The community is widely recognized for its strong educational reputation and family-friendly environment. The property offers an exceptional layout and features, including RV parking at the rear, a heated 3-car garage setup (1 attached + 2 detached), and an expansive front driveway with ample parking. The main floor presents a functional open-concept design with a bright living, dining, and kitchen area, enhanced by large windows that bring in abundant natural light. The upper level includes a primary bedroom with ensuite, a second bedroom, and a full bathroom. The fully developed basement features a spacious recreation area with a fireplace and wet bar, an additional bedroom, a full bathroom, and a versatile space suitable for a home office, gym, or storage. Conveniently located just minutes from University of Calgary, public transit, shopping, and dining, this home offers both lifestyle and long-term value.