



**5702 Brenner Crescent NW  
Calgary, Alberta**

**MLS # A2312004**



**\$859,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks		
<b>Inclusions:</b>	NONE		

Welcome to this beautifully maintained detached bi-level home tucked away on a quiet crescent in the highly sought-after community of Brentwood. Backing onto green space with no neighbours behind, this warm and inviting 4-bedroom, 3-bathroom family home offers 1162 sq. ft. of developed living space in one of Northwest Calgary's most established and desirable neighbourhoods. Lovingly updated and thoughtfully cared for, this home offers a bright, functional layout designed for both everyday family living and entertaining. The main level welcomes you with an open and airy feel, featuring durable luxury vinyl plank flooring, updated finishes, and large windows that fill the space with natural light. At the heart of the home is a beautifully renovated kitchen complete with quartz countertops, a large centre island, ample cabinetry, and stainless steel appliances, creating the perfect space for gathering with family and friends. The spacious upper level includes three bedrooms, including a comfortable primary retreat with its own ensuite bathroom. Downstairs, the fully developed lower level offers an additional bedroom, full bathroom, and a cozy family room featuring a charming wood-burning fireplace—perfect for movie nights, guests, a growing family, or a private retreat for teens. Step outside and enjoy the peaceful setting of your private backyard backing onto green space, offering beautiful views and added privacy rarely found in the city. The large deck creates an ideal space for summer BBQs, entertaining, or simply relaxing outdoors. Families and hobbyists alike will appreciate the heated and insulated attached double garage, oversized driveway, and dedicated RV parking, providing exceptional convenience and storage. This home has seen many thoughtful updates over the years, including windows (2012), shingles (2020), hot water tank (2014),

interior renovations (2020), luxury vinyl plank flooring, updated kitchen cabinetry and appliances, and central air conditioning installed in 2023, offering comfort and peace of mind for years to come. Located in the heart of Brentwood, this exceptional location offers quick access to top-rated schools, parks, Nose Hill Park, shopping, Brentwood LRT Station, the University of Calgary, Foothills Hospital, and major roadways, making daily life easy and convenient while still enjoying the charm of an established family-friendly community. A rare opportunity to own a lovingly maintained home on a fantastic lot in one of Calgary's most desirable NW neighbourhoods.