



**GRASSROOTS**  
REALTY GROUP

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**3824 BRANTFORD Drive NW**  
**Calgary, Alberta**

**MLS # A2315583**



**\$729,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Private, Sloped Up, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** None

Prime location in Brentwood for redevelopment or to hold for future development or live yourself and enjoy coziness the convenience. Hop, Skip & Jump from Brentwood Shopping Mall & Front Yard Facing Playground of Brentwood Elementary School. Newer Kitchen Cabinets and Counters, Open concept between kitchen & dining room, bay windows in bright living & dining rooms, wood burning fireplace with stone facing in living room. Laminate floors in entrance, hallway, kitchen & one of the bedrooms. Fully developed basement with huge recreation room, 4th bedroom, Full bathroom, laundry room and large storage room. Beautiful Treed Lot with Deck & Brick Patio at the backyard. Insulated garage & R.V. parking. Great value in area. Close to all amenities, Schools, Public Transportation, Brentwood mall, LRT Station and short drive to UOC, Children's Hospital, Foothill Hospital and COP. Hurry and Call for Your Private Viewing Today!