



**3144 Breen Crescent NW
Calgary, Alberta**

MLS # A2315605



\$999,000

Division:	Brentwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	1968 (58 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Landscaped, Lawn		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Dry Bar, Granite Counters, See Remarks, Separate Entrance, Steam Room, Storage, Walk-In Closet(s)		

Inclusions: All furniture and TV mounts negotiable

Welcome to 3144 Breen Crescent NW, this spacious and extensively updated home tucked away on a quiet crescent in the highly sought after community of Brentwood. Offering over 2,300 sq ft above grade plus a fully developed basement, this rare 7 bedroom property provides the space, flexibility, and comfort today's families are searching for. Designed for both everyday living and entertaining, the main floor features bright oversized windows, generous living and dining spaces, and a beautifully renovated kitchen complete with granite countertops, updated cabinetry, backsplash, and modern flooring. Fresh paint throughout and updated finishes give the home a clean, move in ready feel. A standout feature is the main floor bedroom with its own private ensuite, creating an ideal setup for extended family, guests, a home office, or multigenerational living. Upstairs, the primary suite offers a peaceful retreat with a walk in closet, updated ensuite, and access to a sunny south-facing balcony. The upper level layout provides excellent separation and functionality for larger families. The fully developed basement expands the living space even further with a separate entrance, large recreation and games area, two additional bedrooms with egress windows, a full bathroom, and a spa-inspired steam shower with LCD controls for a relaxing at home escape. Additional upgrades include a newer combi boiler system, air conditioning, updated exterior doors, and a full stucco renovation completed. Outside, the landscaping and tiered front yard create beautiful curb appeal, while the backyard is designed for relaxing and enjoying summer evenings with a hot tub and gazebo. An oversized double detached garage, front driveway, and additional trailer parking complete the package. Located just minutes from Nose Hill Park, excellent school district, the University of

Calgary, transit, shopping, and major amenities, this is an exceptional opportunity to own a substantially upgraded home in one of Calgary's most established and desirable communities. Full upgrades list available.