



**5003 Brockington Road NW
Calgary, Alberta**

MLS # A2322138



\$775,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Off Street, O		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: 2nd Refrigerator, Attached Garage Shelves, Composting bins, Garage Heater

Welcome to 5003 Brockington Road, a beautifully updated bungalow offering exceptional value, flexibility, and long-term potential. Featuring a fully developed basement with an illegal suite setup, this property is ideal for investors, multi-generational families, or homeowners seeking additional living space and versatility. The bright, open-concept main floor is designed for both everyday comfort and entertaining. Hardwood flooring flows throughout the living areas, complemented by tile in the bathroom. The fully renovated kitchen is a standout feature, showcasing modern cabinetry, quartz countertops, stainless steel appliances, updated plumbing and electrical, and contemporary lighting. Spacious bedrooms and a stylishly updated bathroom with in-floor heating complete the main level. Extensive upgrades provide peace of mind, including large egress windows on both the main floor and basement bedroom, updated baseboard heating, new ceiling lighting, and a newer hot water tank. The lower level is flooded with natural light thanks to oversized windows and features durable vinyl plank flooring throughout most of the space, with carpet in the bedroom and tile in the bathroom. A functional basement kitchen offers excellent flexibility as either a convenient kitchenette or an impressive wet bar serving the expansive recreation area. The exterior has been thoughtfully updated with new vinyl siding, soffits, fascia, and gutters on both the house and garage, enhancing curb appeal and durability. Outside, you'll find an oversized detached garage with 220V service and a massive newer concrete parking pad, with ample room for multiple vehicles, RV parking, storage, or workshop space. With parking for up to four vehicles plus recreational equipment, this property easily accommodates a variety of lifestyles. Ideally located near schools, parks, the University of

Calgary, downtown, and major transportation routes, this move-in-ready home combines modern upgrades, flexible living options, and outstanding value in a desirable, established community. Don't miss this exceptional opportunity.