



GRASSROOTS
REALTY GROUP

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4604 Brisebois Drive NW
Calgary, Alberta

MLS # A2322179



\$699,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1961 (65 yrs old)
Beds:	6	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

INVESTOR ALERT! Welcome to 4604 Brisebois Drive NW, an exceptional cash-flow opportunity in a prime location just minutes from the University of Calgary. Featuring 6 rentable bedrooms, 2 full bathrooms, and 2 kitchens, this extensively renovated property offers outstanding income potential and is ideally suited for student rentals or multi-tenant occupancy. The home includes an illegal basement suite with all basement bedrooms upgraded with egress windows, enhancing both safety and functionality. Major renovations completed in 2021 include two updated kitchens, two renovated bathrooms, a new furnace, and a new roof, helping to minimize future operating expenses. Situated on a huge lot just steps from public transit, the property also offers ample parking and an oversized detached garage that could provide additional rental income or valuable storage space. Whether you are an experienced investor or looking to expand your portfolio, this turnkey property presents a rare opportunity to maximize returns in one of Calgary's most desirable rental locations.