



**3248 Bearspaw Drive NW
Calgary, Alberta**

MLS # A2322391



\$679,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,275 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Welcome to this well-maintained and exceptionally well-located bungalow in the heart of Brentwood, one of Calgary's most sought-after northwest communities. Situated on a desirable corner lot along prestigious Bearspaw Drive NW, this spacious home offers approximately 1,275 sq. ft. above grade and presents an outstanding opportunity for families, investors, and those looking to personalize a home in a prime location. From the moment you arrive, you'll appreciate the quiet inner-street setting and the incredible convenience this property provides. Imagine your children being able to walk to both junior and senior high school in just minutes, eliminating the need for lengthy commutes or school bus rides. The location is truly second to none, with schools, parks, community amenities, shopping, transit, and the University of Calgary all within close proximity. Whether you're a growing family or looking for a smart long-term investment, this address delivers exceptional value and lifestyle. Inside, the home has been freshly painted and offers a bright, functional layout with generously sized principal rooms. The main floor features a spacious living room, dining area, kitchen, primary bedroom with ensuite, two additional bedrooms, and a full bathroom, providing comfortable everyday living for families of all sizes. The lower level offers a separate rear entrance and is partially finished, presenting exciting possibilities for future development. Create additional living space, a recreation area, home office, guest accommodations, or explore other potential uses (subject to city approval). This is a rare opportunity to add significant value while tailoring the space to your specific needs. Outside, the corner lot provides excellent yard space, added privacy, and flexibility for future landscaping or outdoor enjoyment. Opportunities to own a bungalow of this size on a coveted street within Brentwood are

becoming increasingly rare. Combining location, lot, functionality, and future potential, this home is attractively priced and ready for its next chapter. Don't miss your chance to secure a prime piece of Brentwood real estate.