



**GRASSROOTS**  
REALTY GROUP

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**361 Capri Avenue NW**  
**Calgary, Alberta**

**MLS # A2328948**



**\$889,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,253 sq.ft.                                                                | <b>Age:</b>   | 1962 (64 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Oversized |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped, Native Plants                                |               |                   |

|                    |                                          |                   |      |
|--------------------|------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat Torch Membrane                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters         |                   |      |

**Inclusions:** None

Wow, a True Gem! Charming Tri-wood bungalow with oversized 24' x 24' INULATED DOUBLE DETACHED GARAGE & large patio, across from green space in one of NW Calgary's most sought-after communities. Extensively renovated inside & out with over 2,395 sq. ft. developed. This IMMACULATE FULLY FINISHED professionally upgraded bungalow offers a total of 3 bedrooms, WITH office/flex room could Make 4th Bedroom, 2.5 baths & spectacular south backyard featuring a deck with privacy glass and BBQ line overlooking a large private patio - a true outdoor oasis and entertainment space! Upgrades include new appliances, Hardie board siding & trim over upgraded insulation, Newer Torched on roofing, low slope appropriate vents (prevents vents being covered by snow in the winter), eaves, soffits, fascia, Tufdek vinyl decking, new hot water tank, and new high efficiency modulating furnace. Step inside to gleaming hardwood floors on the main level and be welcomed by a great sized living room featuring a striking gas fireplace and two new large windows flooding the space with natural light. The stunning kitchen boasts ceiling height cabinetry, granite countertops, subway tile backsplash, gas range, stainless steel appliances, including a new fridge & undercounter lighting (2025). Dining area adjacent to the kitchen offers extended entertaining space with a large window. Around the corner you will find a cute 2pc powder room up the hallway from the two upstairs bedrooms, including the primary suite complete with jetted soaker tub, stand-alone shower, double vanity and heated floors. Lower level offers 1,142.97 sq. ft. of fully developed space including a large rec room, bright spacious bedroom with big walk-in closet and large egress window, den/flex, 4pc bath, and a fantastic laundry room with sink, walk-in closet & new under counter washer & heat pump

dryer (2025). New pot lights & light fixtures, new smoke detectors, fresh paint & new curtains, mature trees, storage shed & lush green space with native plant garden complete this incredible residence! You will be steps to Nose Hill park, University of Calgary, close to top schools, shopping & all amenities. High level finishings make this home a real standout! Compare the value with any other & make your offer today.