



GRASSROOTS
REALTY GROUP

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16 Brenner Place NW
Calgary, Alberta

MLS # A2329827



\$874,900

Division:	Brentwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Pie Sh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Wet Bar		

Inclusions: Basement Fridge, Basement Freezer, Garage cabinets/bench and shelving, Video Door Bell, Smart Thermostat, Shed

****Open House Sunday July 19 12pm-2pm**** Tucked away on a quiet cul-de-sac in one of Brentwood's most desirable locations, this beautifully updated two-storey home offers 1,904 sq. ft. above grade and over 2,746 sq. ft. of developed living space on an oversized pie-shaped lot. Just steps from parks, pathways, and some of Calgary's top-rated schools, this is a rare opportunity to own a spacious family home in a community where homes of this size seldom become available. From the charming front porch, step inside to a bright, welcoming floor plan filled with natural light. The spacious living and dining rooms provide the perfect setting for entertaining, while the functional kitchen features quartz countertops, stainless steel appliances, abundant workspace, and large windows overlooking the expansive backyard. A sunken family room with a cozy gas fireplace creates the perfect place to gather, with patio doors leading to the backyard. Designed with everyday family living in mind, the main floor also offers a versatile fourth bedroom or home office, a full 3-piece bathroom, dedicated laundry room, and a practical mudroom. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring dual closets, a private Juliet balcony, and a 3-piece ensuite. Two additional bedrooms share a full bathroom, providing plenty of room for a growing family. The newly updated basement adds exceptional flexibility with a large family room, recreation area, dedicated gym, wet bar, and an incredible amount of storage space perfect for entertaining, hobbies, fitness, or multi-purpose family living. Outside, the oversized pie-shaped lot has been thoughtfully refreshed with new sod and new rear fencing (2025), creating an exceptional outdoor space for children, pets, gardening, and summer gatherings. An additional fenced side yard, complete with a storage

shed, offers the perfect space for a dog run, garden area, or extra outdoor storage. The heated double detached garage with 220V power provides excellent space for vehicles, a workshop, or future EV charging. Recent exterior improvements include a new roof, eavestroughs, and downspouts (2024), providing added peace of mind for years to come. Ideally located just minutes from Nose Hill Park, the University of Calgary, SAIT, Foothills Hospital, Brentwood LRT Station, shopping, restaurants, and major commuter routes, this home offers the perfect combination of space, functionality, and convenience. Large family homes with over 1,900 sq. ft. above grade on premium cul-de-sac pie lots are exceptionally rare in Brentwood—don't miss this outstanding opportunity.