



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2808 Brecken Road NW
Calgary, Alberta

MLS # A2333965



\$815,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,059 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Quartz Counters, Vinyl Windows		

Inclusions: None

Perfectly situated on a highly sought-after neighborhood in one of Calgary's most established communities, this beautifully maintained 4-level split offers over 1760 square feet of bright living space. The open-concept main level features a well-appointed kitchen with brand-new quartz countertops, plenty oak cabinetry, and newer stainless steel appliances that flow into an open dining room, which steps directly out onto a backyard upper deck. The upper level hosts three bedrooms and an updated full bathroom, while the lower level provides exceptional flexibility with an additional bedroom or office, a bathroom, and a large family room walking out directly to the backyard. The fully developed basement offers a fifth bedroom and another full bathroom, alongside a large utility room with plenty of storage. Outside, the private, low-maintenance backyard retreat boasts a cozy lawn, a lower deck, and a gravel pad that can be used as designated RV parking, an oversized detached double garage. Combining fresh modern updates with unbeatable convenience, this exceptional property sits just minutes from top-rated schools, brentwood school, St luke school, University of Calgary, Foothills Medical Centre, Nose Hill Park, and major transit lines. Highlights: Unmatched Prime Location: Combines quiet, residential street living with unbeatable neighborhood convenience. Excellent School & University Proximity: Steps from the University of Calgary, major hospitals, and top-rated K-12 schools. Exceptional Space & Functionality: Generous 5-bedroom, 3-bathroom layout perfect for growing families. Modernized Kitchen: Features brand-new quartz countertops, classic oak cabinetry, and newer stainless steel appliances. Multiple Living Areas: Includes an open-concept main floor and a spacious lower-level family room. Seamless Indoor-Outdoor Flow: Offers direct access

to a sunny upper deck and a walk-out lower level. **Extensive Parking & Storage:** Boasts an oversized detached double garage, separate RV parking pad, and ample utility storage.