



GRASSROOTS
REALTY GROUP

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2836 Brentwood Boulevard NW
Calgary, Alberta

MLS # A2338594



\$600,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

An exceptional opportunity in a highly desirable, established neighbourhood. This bungalow offers 1,034 sq. ft. on the main floor, 5 bedrooms, 2 bathrooms, a huge yard, and a double detached garage. This property is ideal for investors, renovators, or families looking to design and create their dream home in a fantastic location. This property is being sold 'as is, where is'. Close to the University of Calgary, Brentwood CTrain station, Brentwood shopping, schools, and so much more. A rare chance to add value and make this home your own in one of Calgary's most sought-after areas.