



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3824 Brooklyn Crescent NW
Calgary, Alberta

MLS # A2345969



\$898,000

Division:	Brentwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,990 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: N/A

Super quiet location on a great crescent in Brentwood, walking distance to the University, shops and transportation. This home has been totally redone to include all new lush upper primary bedroom with walk in closet and 4 pc ensuite, 2 bedrooms on the main, one with its own ensuite and one with a cheater door to the main bathroom. All new cabinetry throughout with quartz countertops, new lighting, new plumbing fixtures, all new vinyl flooring, tiles in bathrooms, and new carpet in uoer level. New appliances, NEWLY created main floor mudroom with laundry as well laundry in lower level. New Sewer line to city completely replaced Sept 2025. New furnace, hot water tank, updated electrical with New sub panel, New insulation in attic, New Stucco exterior, New vinyl windows, New front veranda to enjoy the west sunny evenings too.. This unique home offers a lot of space throughout plus separate side entrance with access to the lower level. Basement consists of a large rec room, bedroom and 3pc bathroom plus an oversized storage room.. All city inspections are complete. Come check out this lovely house