



GRASSROOTS
REALTY GROUP

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3540 Bulyea Crescent NW
Calgary, Alberta

MLS # A2348174



\$738,837

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,197 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions:	N/A
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3540 Bulyea Crescent NW | A Wonderful Opportunity In The Heart Of Sought-After Brentwood | Tucked Away On A Quiet Cul-De-Sac With A Gorgeous Park Across The Street | Well-Maintained 3-Bedroom Home Offers Everyday Comfort | Primary Bedroom Includes Its Own 4-Piece Ensuite | Original Oak Hardwood Floors | Bright Kitchen Overlooks The Expansive Backyard, Creating A Pleasant Connection To The Outdoor Space With Ample Room For Gardening, Play, Entertaining, Or Potential Future Development Of A Double Or Triple Garage, Subject To City Approval & Permitting | Pride Of Ownership Is Evident Throughout This Family Owned Home Since 1970's | Non-Smoking Home, Which Has Not Housed Cats Or Dogs | Enjoy Being Moments From Captain John Palliser School, Nose Hill Library, Sir Winston Churchill Aquatic & Recreation Centre, Brentwood Sportsplex, U of C, Tennis Courts, Northland Village, Parks, Transit, & A Wide Range Of Everyday Amenities | A Fantastic Opportunity To Make Your Home In One Of Northwest Calgary's Most Established & Convenient Communities.