



**GRASSROOTS**  
REALTY GROUP

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**5248 Barron Drive NW**  
**Calgary, Alberta**

**MLS # A2222218**



**\$739,999**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** none

Welcome to this exceptional opportunity in the highly sought-after community of Brentwood — one of Calgary's most established, convenient, and family-friendly neighborhoods. This well-loved home features 4 bedrooms, 3 bathrooms (1 Full + 2 half bathrooms) renovated floor and stairs, and a double attached garage, ideally located on a quiet, tree-lined street. Recent upgrades include new fencing and new full capacity washer. Inside, you'll find a bright and functional layout, a spacious kitchen with ample oak cabinetry, and generously sized bedrooms — perfect for a growing family. The huge backyard is a major highlight, offering plenty of space to enjoy or build the secondary suite in back yard (Subject to City's approval). You can't beat the location! Just minutes from top-rated schools, beautiful parks, public library, recreation center and pool, shopping centers, nearby hospitals, public transit, the University of Calgary, and with quick access to major roads, where everything you need is right at your doorstep. Whether you're looking for a comfortable family home, an investment property, or future development opportunity, this Brentwood gem has it all. Don't miss your chance to own in one of Calgary's most desirable communities! \*Note: Price may be negotiable.\*