



GRASSROOTS
REALTY GROUP

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3307 Boulton Road NW
Calgary, Alberta

MLS # A2249213



\$779,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1962 (63 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: All existing dressers (3)

One of the best locations in Calgary's Northwest! Brentwood has always been a very desirable community! Well kept bungalow with Legal Basement Suite! Quiet street. Walking distance to schools from Elementary all the way to High school, Nose Hill Library and Churchill Aquatic & Recreation Centre, Brentwood and Northland shopping centres, and Brentwood C-Train Station! Within 5 minutes drive to Nose Hill Park, Market mall and the University of Calgary! Within 10 minutes to Foothills and Alberta Children's Hospitals! All newer vinyl windows. New R30 insulation just completed in the Attic! This will help reduce heating cost in the Winter. Newer Furnace and Hot Water Tank. Legal Basement suite, with separate entrance, was completely renovated 5 years ago. Large backyard is SE facing, allowing for maximum sunlight into the house. Great for a family or investment!