



**GRASSROOTS**  
REALTY GROUP

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**4207 Brisebois Drive NW**  
**Calgary, Alberta**

**MLS # A2259275**



**\$819,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Laminate Counters, See Remarks, Storage		

**Inclusions:** N/A

Classic charm in the heart of Brentwood! This spacious bungalow offers 3 bedrooms and 2 full bathrooms on the main floor, highlighted by a bright bay window, cozy wood-burning fireplace, and a classic oak kitchen with gas stove. The lower level extends your options with an additional bedroom, full bath, den, rec room, kitchen, and laundry—perfect for multi-generational living or rental potential. Sitting on a large lot, outside, you’ll find an oversized double detached garage, ample street parking, and backyard that enjoys plenty of sun throughout the day. A private deck, mature trees, and storage shed add to the appeal. Set in Brentwood, one of Calgary’s most established neighbourhoods, this home is just minutes from top schools, parks, the UofC, and nearby Shopping Centres. Families will love the space, while investors will appreciate the strong rental potential and long-term value that Brentwood consistently delivers. A rare opportunity to own a property that offers space, lifestyle, and location—all in one.