



GRASSROOTS
REALTY GROUP

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3235 Bearspaw Drive NW
Calgary, Alberta

MLS # A2269154



\$728,800

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: 2 Garage Door Openers & 3 Remotes, 2 Wardrobes in Primary Bedroom, 2 Storage Units in Basement, Garage Shelving

CHARMING CURB APPEAL AND OWNER'S PRIDE ARE EVIDENT IN THIS BRENTWOOD BUNGALOW. The Owners love gardening and the SUNNY SOUTH YARD shows their care. COZY LIVING AND DINING ROOMS are perfect for entertaining. A nice sized Primary Bedroom next to the RENOVATED BATH WITH SKYLIGHT that bathes the room with sunlight. The second bedroom is perfect for a child or an office. New appliances (2023) in the kitchen, plus a new sink, faucet and tile backsplash (2025) Patio doors open to the deck. A Finished basement offers a Rec Room, 3rd Bedroom and another Bathroom plus storage. A 2 Door Double Rear Garage as well.