



**3248 Bearspaw Drive NW
Calgary, Alberta**

MLS # A2269340



\$699,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,289 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Reverse Pie Shaped Lot, Street Lighting		

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

Inclusions: NONE

Bungalow 3 bedroom with a double detached garage in a great Brentwood location !!! Vacant and easy to view. Over 1200 sq ft on the main with a 2pce ensuite. Hardwood flooring on the main floor. The home has a super huge front yard. Close to park and situated on a fantastic street. A great home to renovate and customize to your liking. Location! Location!