



GRASSROOTS
REALTY GROUP

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30 Butler Crescent NW
Calgary, Alberta

MLS # A2270198



\$699,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

A RARE FIND on one of BRENTWOOD'S most charming TREE-LINED STREETS! This original bungalow offers incredible potential and timeless character in one of Calgary's most desirable communities. With great bones and classic hardwood hidden beneath much of the existing carpet, this well-cared-for home is ready for your personal touch. The main floor features a bright, sunny living room, a functional kitchen with an eating area overlooking the large backyard, and three well-sized bedrooms plus a 5-piece bath. The lower level offers a spacious rec room with a cozy fireplace, a 4th bedroom, 3-piece bath, laundry/utility room, and ample storage. Set on a generous lot in a quiet location, this property presents a rare opportunity to renovate or rebuild your dream home in Brentwood. Ideally located close to top-rated schools, beautiful parks, Brentwood Shopping Centre, the University of Calgary, Foothills Hospital, and the Children's Hospital. A wonderful chance to invest in an exceptional location and make your mark in Brentwood!