



**GRASSROOTS**  
REALTY GROUP

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**113 Brown Crescent NW**  
**Calgary, Alberta**

**MLS # A2277077**



**\$679,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Freezer in Basement, Credenza in dining room

Incredible lot and location in sought-after Brentwood. This 54 ft x 100 ft, 5,392 sq. ft. lot with a sunny southeast-facing backyard features beautifully maintained gardens in both the front and back yards. Presents an excellent rebuild or renovate opportunity in one of Calgary's most desirable NW neighbourhoods. The property includes a lovingly maintained bi-level home offering over 2,400 sq. ft. of living space, cared for by long-term owners. Ideally situated on a quiet street surrounded by mature trees, this prime location is close to excellent schools, the University of Calgary, Brentwood Village Shopping Centre, library, community centre, pool, parks, and transit, with easy access to Crowchild Trail, major routes, and downtown. A rare chance to secure a premium lot in an established community.