



**337 Capri Avenue NW  
Calgary, Alberta**

**MLS # A2286264**



**\$675,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to an incredible opportunity in Brentwood, one of Calgary's most desirable and consistently high demand communities. Positioned on a quiet street in a mature, tree-lined setting, this 1,200 sq/ft bungalow presents a rare opportunity to secure a large footprint in an A+ location. Inside, the home has been immaculately maintained over the years, preserving its original character while offering a clean and functional layout. The main floor features three well-sized bedrooms, a full bathroom, a spacious living room filled with natural light, and a generous kitchen with plenty of room to reimagine into an open-concept dream space. The bones are solid, making this the perfect canvas for renovation or modernization. The basement offers a massive entertainment area, ideal for a media room, games space, or future secondary development. With a separate side entrance, the layout provides strong potential for a basement suite (subject to city approval), making this property especially attractive to investors or those looking to offset a mortgage. Outside, the double detached garage adds functionality and value, while the bonus den space above creates flexibility for a home office, studio, or creative retreat. Brentwood's value extends well beyond the home itself. Located just minutes from the University of Calgary and Foothills Medical Centre, this address offers unmatched convenience for professionals, students, and families alike. With quick access to transit, major roadways, shopping, parks, and highly regarded schools, everyday living is effortless. Large bungalows on quiet streets in this community are becoming increasingly difficult to find making this an exceptional opportunity for a developer exploring lot potential, an investor focused on long-term growth in a blue-chip location, or a buyer ready to renovate and create a custom home in one of

Calgary's most established NW neighborhoods.