



**3408 Boulton Road NW  
Calgary, Alberta**

**MLS # A2288482**



**\$635,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** None

Welcome to 3408 Boulton RD NW - Located in the heart of Calgary's family oriented community of Brentwood. This 1033 sq ft, original owner bungalow is being offered to the market for the first time. Offering a spacious main floor layout including 3 bedrooms, a 4 pc bathroom, large living space with gas fireplace, formal dining area, main floor laundry and functional kitchen with sliding doors onto the rear deck space. The basement is partially finished with huge rec room, bar area, huge mechanical room with lots of storage and a second laundry room. The furnace was replaced in 2024 and the roof was done in 2016. The rear yard is fully fenced with garden area and oversized 22' x 24' garage. Located close to Brentwood LRT & shopping center, as well as Northland Wal mart, shopping centers, and many highly ranked schools, and just a 5 minute drive to the University of Calgary.