



**3007 Beil Avenue NW
Calgary, Alberta**

MLS # A2302252



\$659,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: Shed, misc wood in garage, storage shelves in basement, vac & attachments. All appliances "as-is"

Tucked away on a quiet street in the highly sought after community of Brentwood, this bungalow offers an incredible opportunity to own in one of NW Calgary's most desirable and established neighbourhoods. Inside, you'll find original hardwood flooring that adds warmth and character, along with a functional layout full of potential for your own updates and vision. The main level offers a classic bungalow floor plan with a 4 piece bathroom and 3 bedrooms with the primary bedroom having it's own private 2 piece ensuite and walk in closet. The basement adds even more space with an additional bedroom, a large recreational room, and a spacious storage room plus additional storage underneath the stairs. Set on a mature lot with an oversized double detached garage, this property offers endless possibilities whether you're looking to renovate, hold, or build in a location that continues to stand the test of time. Brentwood is known for its unbeatable location, placing you just minutes from the University of Calgary, Market Mall, transit, top rated schools, Nose Hill Park, and countless everyday amenities. Homes at this price point are rare, especially on a quiet tree lined street surrounded by long time homeowners. If you've been waiting for the right opportunity in an exceptional location, this is it. Book your private showing today!