



**3811 Brantford Drive NW  
Calgary, Alberta**

**MLS # A2133052**



**\$949,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Other, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

OPEN HOUSE SATURDAY JUNE 15 1:00-5:00!!!! OVERSIZED LOT!!! ATTN: DEVELOPERS!!! INVESTORS!!! Discover the charm in this beautiful 6 bedroom, 2.5 bathroom home in the attractive inner city neighborhood of Brentwood. This home features newer flooring and fresh paint throughout. The main floor includes a tastefully updated living area with vaulted ceilings, trendy exposed beams, a cozy wood burning fireplace & offers a beautiful view of Nose Hill Park. The primary bedroom has a 2pc ensuite. 2 additional bedrooms & a full bathroom complete the main level. The basement includes a large family room, 3 additional bedrooms, a full bathroom, and a separate back entrance, offering potential for a suite or additional living space. Massive corner lot with tons of street frontage & offers an oversized double detached garage with a second level that can be converted into a carriage suite or studio space (subject to City approval). The heated garage also offers ample workshop space &/or storage. Located within walking distance to Brentwood Village Shopping Centre, the UofC, LRT, and K-12 schools. A short drive takes you to Northland Shopping Centre, SAIT, and Nose Hill Park, with easy access to Crowchild, Shaganappi, and Downtown. Come see this charming Brentwood home for yourself and fall in love with its potential investment attributes!