



**4331 Brisebois Drive NW
Calgary, Alberta**

MLS # A2136559



\$699,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

****Competitive Price: Ideal for Homeowner or Investor**** Situated in the prestigious Brentwood community of Calgary, 4331 Brisebois Drive offers both comfort and significant redevelopment potential. This house retains its classic 1960s charm, featuring detailed craftsmanship and unique design elements. Intricate wood trim, frames, and doors reflect the quality of the era. The home boasts a spacious and functional layout with ample living space, including a main floor den perfect for an office or study. Additionally, the property features a separate entrance, enhancing its versatility for potential rental income or multi-generational living. The Brentwood community provides an ideal location, nestled near top-rated schools, beautiful parks, the University of Calgary, and a famous shopping mall. It offers excellent access to public transportation and major roadways, making commuting a breeze. This exceptionally well-maintained property is not only a dream home but also a solid investment opportunity. Discover its full potential today!