



5124 Brockington Road NW  
Calgary, Alberta

MLS # A2151527



**\$787,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum, Slate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Inclusions:** Piano

Welcome to the desirable community of Brentwood. Discover the allure of this classic bungalow, nestled in a serene neighborhood. The Kitchen has Stainless Steel appliances and bright natural light coming through the oversized windows overlooking the backyard. The bedrooms have hardwood floors and the primary bedroom has an ensuite. The finished basement offers additional space for entertainment or relaxation enhanced by a cozy gas fireplace. Enjoy time outdoors in the beautifully maintained spacious backyard with a two tiered deck made with composite decking material. No more hot sleepless nights in the summer, this home has Air Conditioning! The home is located minutes away from Nose Hill Park, Schools, U of C, Shopping, the Brentwood LRT station and Transit with easy access to Crowchild Trail, Stoney Trail and John Laurie Boulevard. Book your showing today.