

\$779,900 - 3152 Blakiston Drive Nw, Calgary

MLS® #A2247457

\$779,900

5 Bedroom, 2.00 Bathroom, 991 sqft

Single Family on 0.11 Acres

Brentwood, Calgary, Alberta

Nestled in the heart of established and highly walkable Brentwood, this charming Bi-Level family home offers approx. 1960 sqft of total comfortable living space, including 5 total bedrooms and 2 full bathrooms. Live upstairs and rent out the basement – the lower 2-bedroom illegal suite with a separate walkup entrance, offers a lucrative opportunity to legalize and boost income as a mortgage helper, or a great cash flowing rental with both suites rented out. Located on a 50'x100'™ lot, this property has had recent upgrades including high quality (water proofing) - LVP flooring on main floor and laminate floor in basement, exterior siding on home and garage (2021), windows and doors (2018), electric panel upgrade (2003), new hot water tank (2023) and shingles replaced (2021). A great opportunity to buy and rent out to the students as a very good investment property! This property is located across Blakiston Park, less than a 3-minutes walk to Co-op and Brentwood LRT Station, Brentwood Village Shoppes, restaurants, banks and public transit. 5 minutes walk to Brentwood Elementary school and walking distance to Sir Winston Churchill High School and Simon Fraser Junior High School, walking distance to Northland Mall and Market Mall. 15 minutes walk to the University of Calgary, with both Foothills Medical Centre and Alberta Children's™ Hospital within an 8 minute drive, not to mention Nose Hill Park within walking distance as well. This home blends the



appeal of mid-century family home charm with strategic investment benefitsâ€”ideal for those aiming for long-term gains and a prime location advantage. Whether as a cozy family home or a high-performing rental, itâ€™s a standout opportunity in Brentwood. Call your favourite realtor today for a showing today!
(id:6289)

Built in 1961

Essential Information

Listing #	A2247457
Price	\$779,900
Bedrooms	5
Bathrooms	2.00
Square Footage	991
Acres	0.11
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	3152 Blakiston Drive Nw
Subdivision	Brentwood
City	Calgary
Province	Alberta
Postal Code	T2L1L8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance, Walk-up

Exterior

Exterior	Stucco, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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