\$669,000 - 4307 Brisebois Drive Nw, Calgary

MLS® #A2257431

\$669,000

4 Bedroom, 2.00 Bathroom, 1,098 sqft Single Family on 0.13 Acres

Brentwood, Calgary, Alberta

INVESTOR ALERT! Big bi-level home with large garage and R-CG lot, in highly desired Brentwood. This property works great as a starter home, and investment for rental or future development (with approvals). The Residential â€" Grade-Oriented Infill (R-CG) District zoning accommodates a backyard suite, and permits accessory residential building, semi-detached dwelling, home-based child care, and more. See City of Calgary land use bylaws. All are great value-added options. This is bright, open and solid single-story home. The fully developed layout is great with big rooms and separate spaces. Upgrades include vinyl windows, high-efficiency furnace, and roofing. It is set back from the street and still having room in the backyard for an accessory building, RV parking, or private family use. Brentwood is an established community and sought after for quiet living, central location, and green spaces. This home is a few blocks to a Grocery store, C-Train station, and commercial centre. Walking distance to University of Calgary. Just a little further are Foothills and Children's Hospitals, Northland and Market malls. For enjoyment, there is easy access to trails to Nose Hill Park and the Bow River Valley, or to downtown. This property is ready for rental, move-in, renovation, or planning for development. This home has been a rental property and a great investment for the owner. Always quick to rent out. Don't miss out on this tremendous







Built in 1961

Essential Information

Listing # A2257431 Price \$669,000

Bedrooms 4
Bathrooms 2.00
Square Footage 1,098
Acres 0.13
Year Built 1961

Type Single Family

Sub-Type Freehold Style Bi-level

Community Information

Address 4307 Brisebois Drive Nw

Subdivision Brentwood
City Calgary
Province Alberta
Postal Code T2L2G1

Amenities

Amenities Park, Playground, Schools, Shopping

Features Back lane, PVC window, Closet Organizers

Parking Spaces 2

Parking Detached Garage, Oversize, RV

of Garages 2

Interior

Appliances Washer, Refrigerator, Oven - Electric, Dishwasher, Garage door opener

Heating Forced air

Cooling None

of Stories 1

Has Basement Yes

Exterior

Exterior Stucco, Vinyl siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First





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