

\$689,000 - 4307 Brisebois Drive Nw, Calgary

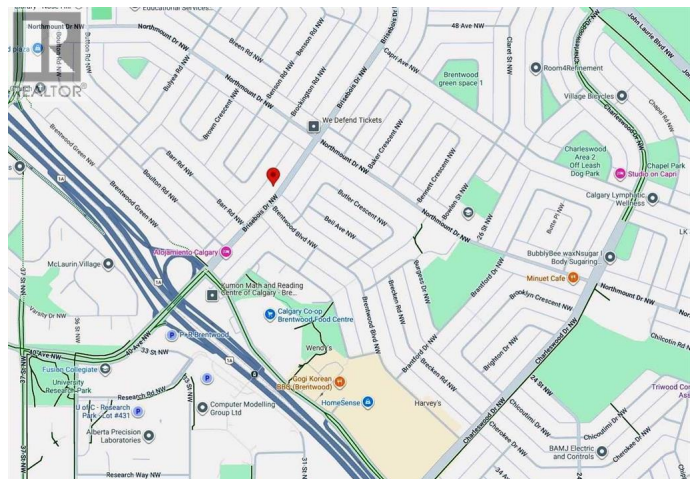
MLS® #A2257431

\$689,000

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 "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



opportunity. (id:6289)

Built in 1961

Essential Information

Listing #	A2257431
Price	\$689,000
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
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Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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