# \$1,000,000 - 3212 Breen Crescent Nw, Calgary

MLS® #A2257436

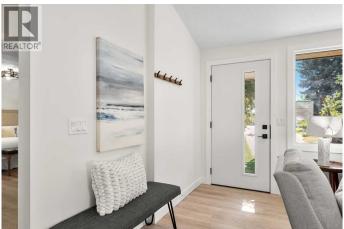
# \$1,000,000

4 Bedroom, 3.00 Bathroom, 1,225 sqft Single Family on 0.18 Acres

Brentwood, Calgary, Alberta

Welcome to BRENTWOOD, one of Calgary's most beloved family communities, where this PERMITTED RENOVATION transforms a classic bungalow into a modern retreat. Set on a MASSIVE PIE LOT surrounded by mature trees, this residence combines mid-century character with today's luxury upgrades for a lifestyle that is both stylish and functional. The main floor opens under soaring CATHEDRAL CEILINGS, where a bright front living room looks onto a quiet street through oversized windows. Wide-plank LVP FLOORING runs throughout, enhancing the clean lines of the OPEN CONCEPT LAYOUT. The chef-inspired kitchen is anchored by a large island with flush eating bar, STAINLESS STEEL APPLIANCES with a chimney hood fan, full-height cabinetry, and a BRICK CERAMIC BACKSPLASH. A defined DINING AREA comfortably fits a family table, creating a natural gathering hub for everyday life. The separate sleeping quarters offers three bedrooms, including a spacious PRIMARY SUITE with dual closets and a SPA-LIKE ENSUITE featuring a floating dual vanity and stand-up shower. Two additional bedrooms and a 4pc main bath with soaker tub complete this level, while a handy laundry chute adds convenience for busy families. Downstairs, the FULLY DEVELOPED BASEMENT offers incredible versatility with a large rec room designed for movie nights and games, plus the flexibility to convert part of the space into a 5th bedroom thanks to an existing







egress window. this level also includes a 4th bedroom with walk-in closet, a modern 3pc bath with stand-up shower, dedicated laundry room, and abundant storage. Outdoors, the landscaped yard is a true retreat. An EXTERIOR BRICK FIREPLACE adds timeless charm for evenings under the trees, while a COVERED PATIO offers space to barbeque and unwind in every season. With room for a vegetable garden, a shed for storage, and plenty of green space for kids to play, this lot is both beautiful and functional. The DOUBLE DETACHED GARAGE IS INSULATED, HEATED, and features a new door and op ener, offering winter comfort and year-round utility. Families will love the walkable proximity to MULTIPLE LEVELS OF SCHOOLING, the UNIVERSITY OF CALGARY, BRENTWOOD LRT STATION, the public library, shopping centres, and community recreation. Nature enthusiasts will appreciate being just minutes from NOSE HILL PARK, one of Calgary's largest green spaces. This renovated bungalow delivers the design quality of a modern luxury home while preserving the warmth of a family-friendly Brentwood location! (id:6289)

Built in 1962

#### **Essential Information**

Listing # A2257436 Price \$1,000,000

Bedrooms 4

Bathrooms 3.00

Square Footage 1,225

Acres 0.18 Year Built 1962

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 3212 Breen Crescent Nw

Subdivision Brentwood

City Calgary

Province Alberta

Postal Code T2L1S7

### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features Back lane, No Animal Home, No Smoking Home

Parking Spaces 2

Parking Detached Garage, Garage, Heated Garage, Parking Pad, RV

# of Garages 3

## Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave

Heating Natural gas Forced air

Cooling None

Fireplace Yes

# of Fireplaces 1

# of Stories 1

Has Basement Yes

#### **Exterior**

Exterior Stone, Wood siding

Exterior Features Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office eXp Realty





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