

118 Brantford Crescent NW
Calgary, Alberta

MLS # A2166519



\$744,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,226 sq.ft.	Age:	1960 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lig		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Shed

Location, Location, Location!! This home is located in this sought-after community of Brentwood close to Brentwood Village Centre, shopping, schools and parks, restaurants, bike paths, Nose Hill, C-train, University of Calgary, Foothill's Hospital, The Children Hospital, grocery stores, banks, buses and a short commute to Downtown. This 5 bedroom house is surrounded by TOP SCHOOLS such as Sir Winston Churchill or TLC, U of C and more. The kitchen is original, very functional and well maintained. You will find a spacious living room and a east facing dining room, a functional open kitchen, a 4pc bathroom and 3 bedrooms on the main floor. The huge family room in the basement has a wood-burning fireplace, there are 2 more bedrooms down and a 3 piece bath. Roof was done in 2023, furnace is about 14 years old. Sunny west backyard perfect playground for your kids and toddlers as it is fully fenced. You'll be impressed with this over sized double heated garage/work shop perfect space for your DIY projects! The sun room is attached to the house and garage so you never have to go outside in the winter to get to your car. This could be a great family home or a great investment with huge demands by families and students. The house is ready for anyone for immediate possession. Book your private viewing today!