

## 4307 Brisebois Drive NW Calgary, Alberta

MLS # A2257431



# \$689,000

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bi-Level                                                                |               |                   |
| <b>Size:</b>     | 1,098 sq.ft.                                                            | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, Private                           |               |                   |

|                    |                                                                                              |                   |      |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, Open Floorplan, Storage, Vinyl Windows |                   |      |

**Inclusions:** Basement Refrigerator

**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.