

5339 Brisebois Drive NW Calgary, Alberta

MLS # A2268140



\$699,000

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,710 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Flag Lot, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home, See Remarks, Suspended Ceiling		

Inclusions: as is

Welcome to this well-maintained four-level split home, ideally situated in the highly sought-after community of Brentwood. Perfectly located within walking distance to parks, green spaces, Nose Hill Park, schools (elementary through high school), shopping, transit, and the university — this home offers both convenience and comfort. Inside, you’ll find bright and inviting living spaces throughout. The main floor features a welcoming living room with a large picture window that fills the space with natural light. The kitchen and dining area open directly onto a spacious west-facing deck, perfect for relaxing or entertaining while enjoying the afternoon sun. Upstairs includes three comfortable bedrooms and a bathroom with a large soaker tub for a relaxing spa experience without leaving your home. The lower level offers a generous family room and a fourth bedroom that’s ideal as a home office or hobby space. The basement provides a large workshop and storage area, with an expansive crawl space for additional storage. Recent updates include triple-pane windows (approximately five years old) and newer front steps. The fully landscaped yard provides plenty of outdoor space, and the double detached garage features separate doors for each vehicle. This property offers a solid foundation in one of Calgary’s best neighborhoods — ready for your personal touches. Sold “as-is, where-is.”