

## 3248 Bearspaw Drive NW Calgary, Alberta

**MLS # A2269340**



# \$699,900

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Reverse Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

Bungalow 3 bedroom with a double detached garage in a great Brentwood location !!! Vacant and easy to view. Over 1200 sq ft on the main with a 2pce ensuite. Hardwood flooring on the main floor. The home has a super huge front yard. Close to park and situated on a fantastic street. A great home to renovate and customize to your liking. Location! Location!