

**2831 Brecken Road NW**  
**Calgary, Alberta**

**MLS # A2274579**



**\$899,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,793 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Beautifully renovated and designed for urban living, this stunning 1,790 sqft bungalow offers 3+1 bedrooms, 3 full baths, and a layout filled with natural light and thoughtful details — complete with air conditioning for year-round comfort and a newer roof (2021). You’re welcomed by an open foyer with vaulted ceilings that continue into the living room, den, and primary suite, bringing natural openness to these central areas. On the right, the East-facing Living room is bright and inviting, featuring expansive windows, gleaming hardwood flooring and a striking three-sided gas fireplace that warms the living, kitchen, and dining spaces at once. The well-appointed Kitchen includes granite countertops, stainless steel appliances, a brand-new KitchenAid range hood, ample cabinetry, and a built-in wine rack. A convenient side door offers direct access to the backyard, while the adjacent Dining Room provides an ideal setting for family meals or entertaining. To the left of the foyer, a bright and spacious Den leads into the private primary suite. This retreat features a generous walk-in closet with built-in organizers, and a luxurious 5-piece ensuite with double vanity and granite countertops. From the primary bedroom, step directly into your private backyard complete with a gazebo. The main level is finished with two additional well-sized bedrooms and a 4-piece bathroom. The fully finished basement offers brand-new carpet, a large recreation room, a fourth bedroom with a walk-in closet, a 3-piece bath, and a dedicated laundry room with sink — perfect for added living space, guests, or extended family. The home features a spacious backyard with a deck and patio area, complemented by a double detached garage with back-lane access, providing both utility and comfort. Located in the highly sought-after community of Brentwood, you’re within walking

distance to parks and several highly rated schools. Residents also enjoy quick access to the University of Calgary, Brentwood C-Train Station, Nose Hill Park, Brentwood shopping centre and Market Mall, and a wide selection of shops and amenities &mdash; making this an unbeatable combination of comfort, convenience, and community.