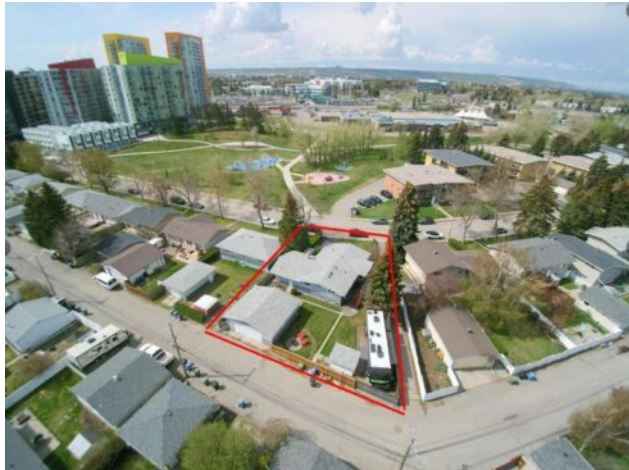


2940 Blakiston Drive NW
Calgary, Alberta

MLS # A2307557



\$875,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,219 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Hot tub

This well-maintained bungalow is situated on a rare pie-shaped lot (approx. 88 ft across the rear) in Brentwood, directly across from Blakiston Park. The community is widely recognized for its strong educational reputation and family-friendly environment. The property offers an exceptional layout and features, including RV parking at the rear, a heated 3-car garage setup (1 attached + 2 detached), and an expansive front driveway with ample parking. The main floor presents a functional open-concept design with a bright living, dining, and kitchen area, enhanced by large windows that bring in abundant natural light. The upper level includes a primary bedroom with ensuite, a second bedroom, and a full bathroom. The fully developed basement features a spacious recreation area with a fireplace and wet bar, an additional bedroom, a full bathroom, and a versatile space suitable for a home office, gym, or storage. Conveniently located just minutes from University of Calgary, public transit, shopping, and dining, this home offers both lifestyle and long-term value.