

2733 Brecken Road NW
Calgary, Alberta

MLS # A2309375



\$759,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Carport, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Fantastic location! Situated on a quiet residential street, this home is just a 10-minute walk to the University of Calgary, Brentwood LRT Station, and Brentwood Village Shopping Centre. Perfect for families with children attending university, or investors seeking a strong rental property for students. Upon entering, you are welcomed by a functional kitchen with eating area to your right, along with conveniently located stacked laundry. The main floor features three good-sized bedrooms, a full bathroom, and a bright, spacious living room, all with original oak hardwood flooring. The recently updated illegal basement suite has a separate entrance at the back of the home and offers excellent additional living space or rental potential. Downstairs you will find a huge living room, brand new kitchen, updated three-piece bathroom, a large bedroom with a large window, and another room with a smaller window that is perfect for an office. The fully fenced backyard features a large patio ideal for outdoor enjoyment. The oversized single detached garage provides excellent storage space, while the adjacent carport accommodates an additional vehicle. Important updates include a new furnace and hot water tank in 2023, as well as all basement windows replaced in 2023. Electrical service was upgraded to 200-amp service, allowing for future EV charger installation. This property offers outstanding flexibility, income potential, and future possibilities in one of Calgary's most desirable locations.