

# \$799,900 - 3912 Brantford Drive Nw, Calgary

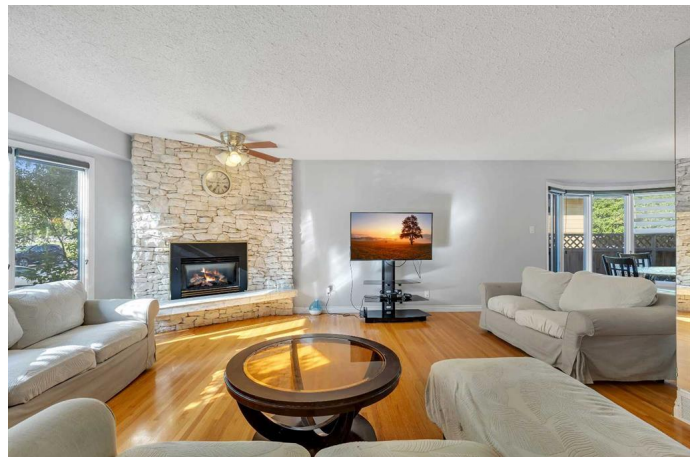
MLS® #A2237778

**\$799,900**

6 Bedroom, 3.00 Bathroom, 1,277 sqft  
Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Unbeatable location in Brentwood! This is a 1960s bungalow featuring a 3 bedroom legal basement suite in the desirable NW neighbourhood of Brentwood. The rectangular lot has been landscaped with mature trees and shrubs, and faces the field across Brentwood School (no front neighbours!). The property is close to an abundance of well-established amenities such as the University of Calgary, LRT Stations, Transit Stops, Brentwood Village Shoppes, Northland Shops, Market Mall, Foothills Medical Centre, Community Tennis Courts, Public Library, Community Skating Rink, Nose Hill Park.. the list goes on. Plenty of windows with a SW facing front, which have been replaced with triple-pane vinyl windows. Hardwood floors throughout the main, ceramic tile in the kitchen. This home features >1,200 sqft above grade with three bedrooms and one and a half bathrooms. A unique solarium give access to the backyard for 3 season enjoyment. Get inspired with an artists studio atop of the oversized single car detached garage for hobbies and includes a wood-burning fireplace to keep things cozy year-round! Additional upgrades have been made, including the furnace and shingles replaced in 2006, a new sewage line to the City replaced in 2009, and a new hot water tank at the end of 2021. Excellent value for a suited home in a desirable area. Live up and rent down, or rent both as a great cash flowing investment property – schedule your private showing today!



Built in 1960

## Essential Information

MLS® #	A2237778
Price	\$799,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.12
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3912 Brantford Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L1H9

## Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached, See Remarks, Workshop in Garage
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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