

# \$825,000 - 3251 Bearspaw Drive Nw, Calgary

MLS® #A2238519

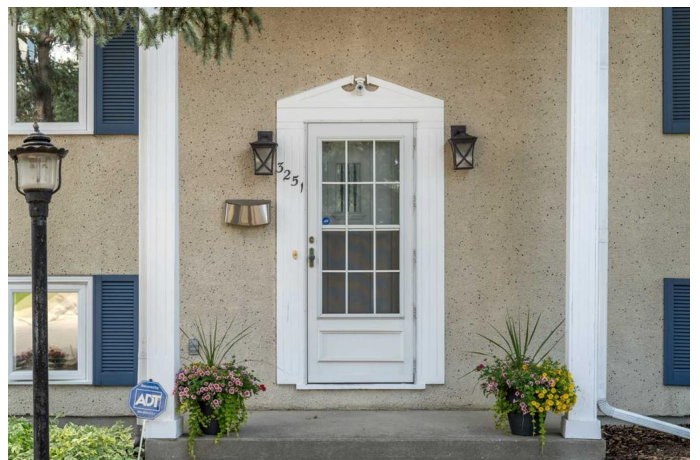
**\$825,000**

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

This beautifully renovated home offers 2076ft<sup>2</sup> of total living space is tucked away on a private, peaceful lot in desirable Brentwood. An idyllic, low-maintenance front yard welcomes you with charm and ease—no lawn mower required! This 4-bedroom home is ideally located within walking distance to four community schools ranging from elementary to high school. Your kids could walk to school until grade 12 and then head to UofC which is also nearby distance. Additionally, you are a short walk to the local public library, transit, recreation facilities, and a wide selection of shopping options in either direction. Inside, the main level features a spacious open floor plan anchored by a large living room with a cozy wood-burning fireplace—just one of two in the home, which is a rare and find. The stylish, updated kitchen is designed for entertaining with a breakfast bar, granite countertops, black stainless steel appliances, and an adjacent dining area that opens to a screened-in deck—a fabulous outdoor lounge with space for a fire table and even a wall-mounted TV. Whether you're relaxing or hosting, this space seamlessly blends indoor comfort with outdoor ambiance. Two large bedrooms are tucked privately down the hall, just steps from a modern 4-piece bathroom. Head downstairs to a fully developed lower level featuring an expansive family room with another wood-burning fireplace, two additional well-sized bedrooms (and yes, one hides a secret Harry Potter-style



hideawayâ€”see if you can find it!), a beautifully updated 3-piece bathroom, and a generous laundry room.

This home is easily suitable ( subject to municipal approval) thanks to a separate rear entrance, making it perfect for extended family, guests, or future rental potential. The rear entrance opens to a covered patio area and the private backyard, where you can gather around the fire pit, enjoy some container gardening, or just unwind in the covered rear deck area.

Parking is a breeze with a double detached garage and an expansive front driveway that easily fits three vehicles.

This home offers incredible versatility, thoughtful upgrades, and rare features you wonâ€™t often findâ€”all on a quiet, family-friendly street close to everything you need.â€”this home offers over 2,000 sq. ft. of beautifully finished living space, inside and out, thoughtfully designed to maximize every square foot.

Built in 1964

**Essential Information**

MLS® #	A2238519
Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	3251 Bearspaw Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1T1

### Amenities

Parking Spaces	7
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Garden, Treed
Roof	Metal
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Zoning	R-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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