



THE A-TEAM

RE/MAX FIRST

16 BRENNER Place, Calgary T2L 1Z2

MLS® #: A2136183 Area: Brentwood Listing: 06/14/24 List Price: \$824,900
Status: Active County: Calgary Change: -\$15k, 21-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1972
Finished Floor Area
Abv Sqft: 1,963
Low Sqft:
Ttl Sqft: 1,963
Lot Sz Ar: 5,887 sqft
Lot Shape:

DOM

16
Layout
Beds: 4 (4)
Baths: 3.0 (3 0)
Style: 4 Level Split

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Dog Run Fenced In, Environmental Reserve, Fruit Trees/Shrub(s), Lake, Front Yard, Lawn, Reverse Pie Shaped Lot, Landscaped, Level, Many Trees, Pie Shaped Lot, Treed
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Dog Run, Fire Pit, Private Yard, Storage

Construction: Brick, Stucco
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Int Feat: Bookcases, Built-in Features, Jetted Tub, Quartz Counters, Storage, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Dining Room, Kitchen, Living Room, 3pc Ensuite bath, Bedroom, Bedroom - Primary, Bedroom, Family Room, Laundry, Nook, 4pc Bathroom, Bedroom, Game Room with their respective levels and dimensions.

Furnace/Utility Room

Lower

13`10" x 7`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8018JK

Zoning:

R-C1

Remarks

Pub Rmks:

Family focused home, in the mature neighborhood of Brentwood. Cul de sac location, with a massive back yard, incl RV parking. Incredible curb appeal on this home, plus front porch with a slight view of the mountains. Attractive solid front solid wood door. Main floor has an abundance of natural light, coming from living room & dining room windows. Kitchen has a couple of massive windows, w/ great view of the back yard. U Shaped kitchen with Quartz countertops and stainless steel appliances. Sunken living room w/ built in storage units, & fireplace in the middle. Out the patio doors onto concrete patio. 3 pce bath on this level, w/ tile walk in shower. Laundry room has convenient extra cabinetry. Upstairs boasts 2 good sized spare bedrooms. Juliette balcony off the primary bedroom. Double closets, plus ensuite has jetted tub & tons of counter space. Basement has massive rec room. An abundance of storage solutions with cupboards, shelving & space for your extras. Windows are all on the newer side. 2 Forced Air furnaces in the utility room. Double detached garage has extra space for both of your cars. 3 blocks to all levels of schooling, plus only a few minute drive to SAIT and U of C. Park & greenspace at the entrance to the cup de sac. Convenient shopping, restaurants & coffee shops are very close! You will not be disappointed here, so get your appointment booked.

Inclusions:

Property Listed By:

Fire Pit

Century 21 PowerRealty.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











