

4331 BRISEBOIS Drive, Calgary T2L 2G1

Sewer:

05/29/24 List Price: \$699,000 MLS®#: A2136559 Area: **Brentwood** Listing

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Residential Sub Type: Detached City/Town:

Year Built: 1961 Lot Information

Lot Sz Ar: Lot Shape:

Calgary Finished Floor Area Abv Saft:

Low Sqft:

5,715 sqft Ttl Sqft: 1.101

1,101

Ttl Park: 2 2 Garage Sz:

4 (2 2)

1.5 (1 1)

Bungalow

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

37

Access:

Lot Feat: Back Lane, Back Yard Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stucco, Wood Frame, Wood Siding

Flooring:

Ext Feat: None Carpet, Laminate, Vinyl

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) **Utilities:**

Room Information

Room Level Dimensions Room Level Dimensions **Entrance** Main 6`10" x 3`5" **Living Room** Main 13`1" x 12`11" Office Main 8'7" x 13'7" **Bedroom - Primary** Main 10`2" x 12`2" **Bedroom** Main 7`3" x 12`3" **Dining Room** Main 8'4" x 8'9" 4pc Bathroom Main 4`11" x 8`9" 12`7" x 12`11" Kitchen Main **Mud Room** Main 5`6" x 5`0" **Family Room** 26`2" x 21`3" Basement Other Main 7`9" x 5`7" **Bedroom** Basement 12`4" x 10`9" Laundry **Basement** 4`10" x 10`4" Storage **Basement** 8`5" x 4`10"

Furnace/Utility Room Bedroom	Basement Basement	4`4" x 7`3" 12`0" x 13`7"	2pc Bathroom	Basement	5`6" x 3`11"
			Legal/Tax/Financial		
Title: Fee Simple Legal Desc:	734JK	Zoning: R-C1			
3	Remarks				
Pub Rmks: Inclusions: Property Listed By:	**Competitive Price: Ideal for Homeowner or Investor** Situated in the prestigious Brentwood community of Calgary, 4331 Brisebois Drive offers both comfort and significant redevelopment potential. This house retains its classic 1960s charm, featuring detailed craftsmanship and unique design elements. Intricate wood trim, frames, and doors reflect the quality of the era. The home boasts a spacious and functional layout with ample living space, including a main floor den perfect for an office or study. Additionally, the property features a separate entrance, enhancing its versatility for potential rental income or multi-generational living. The Brentwood community provides an ideal location, nestled near top-rated schools, beautiful parks, the University of Calgary, and a famous shopping mall. It offers excellent access to public transportation and major roadways, making commuting a breeze. This exceptionally well-maintained property is not only a dream home but also a solid investment opportunity. Discover its full potential today! None Top Producer Realty and Property Management				

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









