

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

Remarks

Pub Rmks: ****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!**

Inclusions: **None**
Property Listed By: **Top Producer Realty and Property Management**

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









