



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3935 BROOKLYN Crescent, Calgary T2L 1G9**

MLS®#: **A2174792**

Area: **Brentwood**

Listing Date: **11/02/24**

List Price: **\$765,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**  
Lot Information  
Lot Sz Ar: **5,801 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,689**  
Low Sqft:  
Ttl Sqft: **1,689**

DOM

**20**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Lawn,Private,Rectangular Lot**  
Park Feat: **Attached Carport,Covered,Garage Door Opener,Garage Faces Front,Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Siding**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **No Animal Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`6" x 10`3"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>39`10" x 16`3"</b>
<b>Den</b>	<b>Basement</b>	<b>10`4" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>20`2" x 10`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`1" x 7`6"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 14`3"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>11`0" x 8`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`4" x 14`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`1" x 3`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1796HV

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**ATTENTION RENOVATORS, SAVVY HOMEOWNERS OR THOSE LOOKING TO MAKE SOME SWEAT EQUITY!!! This Brentwood bungalow has been well maintained by the owners for 57 years and is now looking for a family to come start their next chapter or someone to create a brand new vision! The main floor is almost 1700 sq feet (HUGE for this neighbourhood) with a renovated kitchen being the connecting space in the home and 625 sq feet addition added to offer endless opportunity to create the space you want. This fully permitted addition has a gas fireplace, vaulted ceilings, skylights and plenty of windows bringing in natural light. It also allows access to your heated, oversized single garage without ever stepping a foot outside. The current owners used this space as a workshop since there is also a 32 foot tandem carport and more space to park on the front driveway. Master bedroom with huge walk-in closet and find hardwood underneath the carpet on most of the main level. Super spacious fully finished basement features an additional bedroom (not egress), den/office, huge recreation space with fireplace, built-in bar, 3 piece bath and designated laundry space. CENTRAL AIR, NEW ROOF SHINGLES (2019), NEW FURNACE (2023), NEW HWT (2023) and PAINTED EXTERIOR (2022) With most big-ticket items being complete this home is the perfect template for new owners to add their own personal touch! Find this well-maintained home nestled in the highly coveted Brentwood community, where people move in and stay happily for years to come. They stay for many reasons like the quick and easy proximity to the University of Calgary, Children's or Foothills Hospitals, mass transit (C-train and buses)... coupled with the many parks (Nose Hill, Edworthy, Confederation) and amenities of Brentwood Village. This particular home's location is right around the corner to Brentwood Elementary off major traffic routes. Get in this amazing neighbourhood with the space needed for huge family gatherings or unique visions.**

Inclusions:  
Property Listed By:

**Safe bolted down in basement. Freezer in basement. Workbenches in garage.  
First Place Realty**

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









