



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2174792**

Area: **Brentwood**

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

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 08-Jan**

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

**81**  
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:

Zoning:  
**R-CG**

**1796HV**

Remarks

Pub Rmks:

**FIRST TIME ON MARKET IN 57 YEARS! THIS HOME FEELS HUGE! The ~1700 SQ FOOT main floor boasts an extremely large master bedroom with HUGE WALK-IN CLOSET and California Closet custom cabinetry for extra storage. Also find another convenient great-sized bedroom and 4 piece bath. The cozy front living room is a great place to entertain or could be converted into a third bedroom easily due to the amount of living space found on the main level. Bonus - find original hardwood under the carpets on the main floor in bedrooms, hallway and front room. The kitchen has been renovated and is the hub of the home featuring undercabinet lighting, pot lights and more than enough cupboard space to display or hold all your treasures. Having an expansive 625sq ft addition off the kitchen makes the possibilities endless for creating your vision of the perfect family home. With vaulted ceilings, skylights, plenty of windows and a cozy gas fireplace this will be your favorite room in the home!! Enjoy access to your HEATED OVERSIZED 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. The garage (with new garage door) has a super unique 2-level lofted shed built off the back for additional storage or for kids to create the playhouse of their dreams. Enjoy many evenings in your large private yard with long-time neighbors on both sides, and the distance from major roads keeps the atmosphere very quiet and serene. The front of the house with exposed aggregate patio creates another place for friends or neighbors to gather and make new memories. The finished basement features an additional bedroom (not egress), den/office, huge recreation space with fireplace, built-in bar, 3 piece bathroom and designated laundry space. Did we mention the 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 its new owners to add their own personal design finishings and stay for the next 5 decades! Find this well-maintained home nestled in the highly coveted Brentwood community, where people move in and stay happily for many years. 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 or amenities to explore like Nose Hill and Brentwood Village. This particular home's location is only a 1 minute walk to Brentwood Elementary and if you have dogs there are two dog parks within 5 minutes from the home. This square footage in this neighborhood can't be beat. Make this your new home today.**

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**

















