

# \$849,000 - 3251 Bearspaw Drive Nw, Calgary

MLS® #A2230064

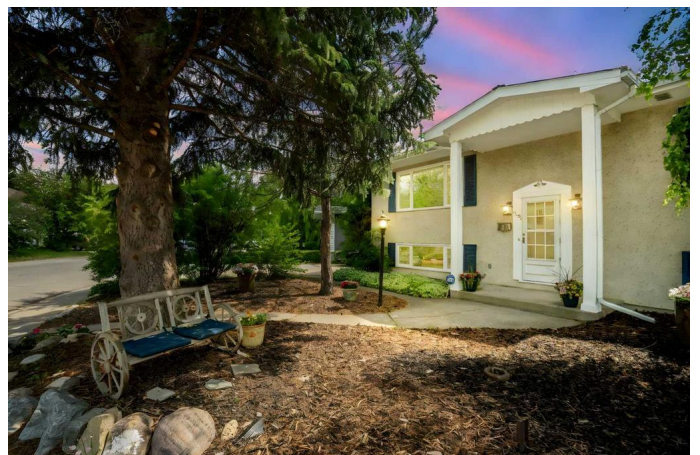
**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

Don't let the address fool you! This beautifully renovated home sits on a private, peaceful lot situated on a quiet street. An idyllic front yard will immediately draw you inside this 4 bedroom home, ideally located within close proximity to 4 community schools, local recreation facilities, the public library, transit and an abundance of shopping options in either direction. Step inside the front door and head upstairs to the principal area of the home offering a spacious open floor plan with large living room with lovely wood burning fireplace. The stylish renovated kitchen is ideally set up for entertaining, with a breakfast bar and accented with black stainless steel appliances and granite countertops, and a well sized dining area with sliding doors to the outdoor screened in deck. 2 large bedrooms are tucked away, both within steps of the 4 piece bathroom. The lower level is fully developed with a huge family room with fireplace, 2 additional well sized bedrooms ( see if you can find the secret Harry Potter hideaway! ), stylish 3 piece bathroom and a well sized laundry room. A separate entrance to the rear yard has a large covered entrance and provides access up to the back yard. The rear yard is a great place to have family gatherings around a fire, enjoy weekends gardening or hang out in your covered rear deck. The double detached garage offers parking for 2 and ample storage, while extra parking is available on the paved driveway beside the home. This property is a perfect choice for families of all sizes and



ideally located on a quiet street, yet close to everything you could possibly need or want.

Built in 1964

### Essential Information

MLS® #	A2230064
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3251 Bearspaw Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1T1

### Amenities

Parking Spaces	7
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Garden, Treed
Roof	Metal
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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