

# \$825,000 - 273 Capri Avenue Nw, Calgary

MLS® #A2232399

**\$825,000**

4 Bedroom, 2.00 Bathroom, 1,228 sqft  
Residential on 0.12 Acres

Brentwood, Calgary, Alberta

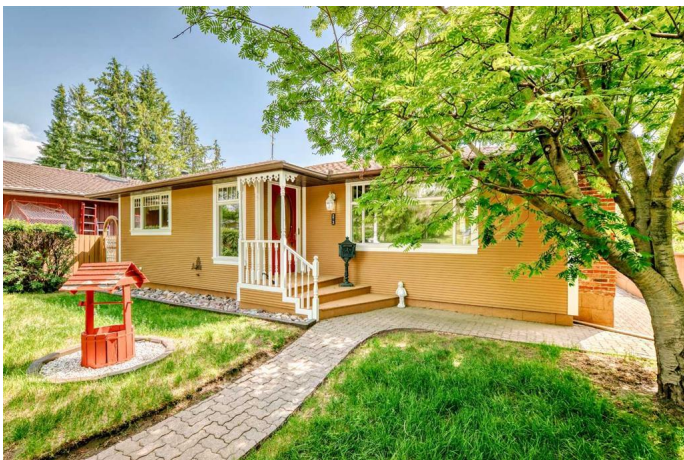
Nestled directly across from a lush green park, this 1,876 sq ft (above ground, not above grade) bungalow, 4 bedroom, 2 bathroom with 600 sq ft of flex/studio space above the garage offers the kind of warmth and charm you can't build anymore, paired with the peace of mind that comes from newer windows and a solid roof. From the moment you step up to the inviting front porch, you'll notice the attention to detail: the decorative trim, the vibrant wood door, and a setting that feels like home. This is where timeless character meets everyday comfort.

Inside, beautifully stained hardwood floors flow through sun-filled rooms framed by classic mouldings and vintage light fixtures. The spacious living and dining area features a dramatic brick fireplace—perfect for cozy evenings—and big picture windows that capture the view.

The kitchen embraces its roots with solid wood cabinetry, tin-style backsplash, and a functional layout. The updated main bath brings a blend of old and new, with an antique-style vanity, walk-in shower, and detailed tin ceiling.

The large primary bedroom offers double closets and lots of natural light, while the additional main floor bedroom is perfectly situated and square for maximum utility of the space.

But here's the real bonus: a fully finished 600 sq ft studio space built above the double garage, connected by a skylit flex room that



273 CAPRI AVE NW Calgary

JUNE 14, 2025



\*ALL ABOVE GROUND (NOT ABOVE GRADE ACCORDING TO RMS)

MAIN FLOOR + FLEX AND STUDIO

offers a perfect home office or sunroom setup. Whether youâ€™re running a business, hosting family, or dreaming of a creative spaceâ€”this setup adapts to your needs. Outside, the backyard is clean and low-maintenance with retaining walls and tiered patios. The attached double garage (with alley access) provides ample parking and storage. Surrounded by a large green space park, this isnâ€™t â€œjust another house,â€• this is a thoughtful home full of function and personality.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232399    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,228       |
| Acres          | 0.12        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 273 Capri Avenue Nw |
| Subdivision | Brentwood           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2L0H9              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, No Animal Home, No Smoking Home                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Entrance              |
| Lot Description   | Back Lane, Other, See Remarks |
| Roof              | Asphalt Shingle               |
| Construction      | Wood Frame, Cedar             |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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