

# \$729,900 - 4440 Brentwood Green Nw, Calgary

MLS® #A2245296

**\$729,900**

3 Bedroom, 2.00 Bathroom, 1,231 sqft

Residential on 0.15 Acres

Brentwood, Calgary, Alberta

Charming curb appeal and owner's pride shine through this Brentwood bungalow gem. A lovingly maintained bungalow in the heart of Brentwood, Calgary. This charming 3-bedroom, 2-bath home features updated windows, air conditioning, and beautiful hardwood floors throughout the main level. The cozy living and dining areas are anchored by a functional kitchen layout, while the solarium/mudroom offers extra living space and is plumbed for slab heating. The finished basement boasts a spacious rec room with a brick gas fireplace, room for a home gym or office, plus a 4-piece bath. New aggregate front steps and driveway enhance curb appeal, and the lush backyard is a true retreat with fruit trees, garden beds, and meticulous care. For added peace of mind, the sewer pipe was scoped, cleaned, and sleeve lining installed in 2022—complete with a 40-year transferable warranty. Just steps from top-rated schools, the University of Calgary, Brentwood Village Shopping Centre, Nose Hill Park, and LRT access—offering unmatched convenience and community charm. This is the perfect blend of character and comfort in one of Calgary's most sought-after communities.

Built in 1963

## Essential Information

MLS® #                      A2245296

Price                         \$729,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,231       |
| Acres          | 0.15        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4440 Brentwood Green Nw |
| Subdivision | Brentwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 1L4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                    |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, |

|              |                                                        |
|--------------|--------------------------------------------------------|
|              | Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s) |
| Roof         | Asphalt Shingle                                        |
| Construction | Wood Frame, Wood Siding                                |
| Foundation   | Poured Concrete                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 16               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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