

# \$669,000 - 4307 Brisebois Drive Nw, Calgary

MLS® #A2257431

**\$669,000**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

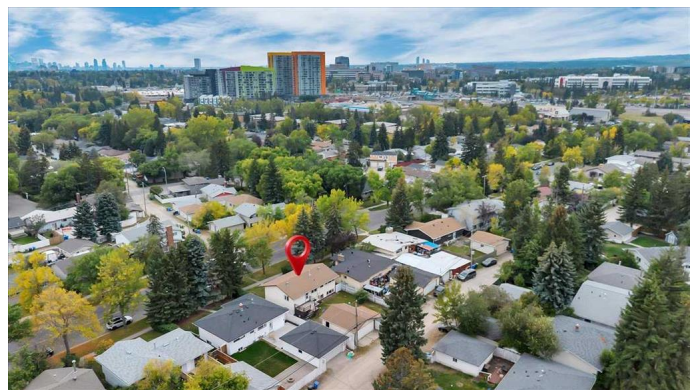
Residential on 0.13 Acres

Brentwood, Calgary, Alberta

INVESTOR ALERT! Big bi-level home with large garage and R-CG lot, in highly desired Brentwood. This property works great as a starter home, and investment for rental or future development (with approvals). The Residential "Grade-Oriented Infill (R-CG) District zoning accommodates a backyard suite, and permits accessory residential building, semi-detached dwelling, home-based child care, and more. See City of Calgary land use bylaws. All are great value-added options.

This is bright, open and solid single-story home. The fully developed layout is great with big rooms and separate spaces. Upgrades include vinyl windows, high-efficiency furnace, and roofing. It is set back from the street and still having room in the backyard for an accessory building, RV parking, or private family use. Brentwood is an established community and sought after for quiet living, central location, and green spaces. This home is a few blocks to a Grocery store, C-Train station, and commercial centre. Walking distance to University of Calgary. Just a little further are Foothills and Children's Hospitals, Northland and Market malls. For enjoyment, there is easy access to trails to Nose Hill Park and the Bow River Valley, or to downtown.

This property is ready for rental, move-in, renovation, or planning for development. This home has been a rental property and a great



investment for the owner. Always quick to rent out. Donâ€™t miss out on this tremendous opportunity.

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257431    |
| Price          | \$669,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,098       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4307 Brisebois Drive Nw |
| Subdivision | Brentwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 2G1                 |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Garage Door Opener, Double Garage Detached, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                      |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Built-in Features, Central Vacuum |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Washer                           |
| Heating           | Forced Air                                                                                   |

|              |      |
|--------------|------|
| Cooling      | None |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Storage                         |
| Lot Description   | Back Lane, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame, Stucco              |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 45                   |
| Zoning         | R-CG                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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