

\$759,900 - 3403 Breton Close Nw, Calgary

MLS® #A2220728

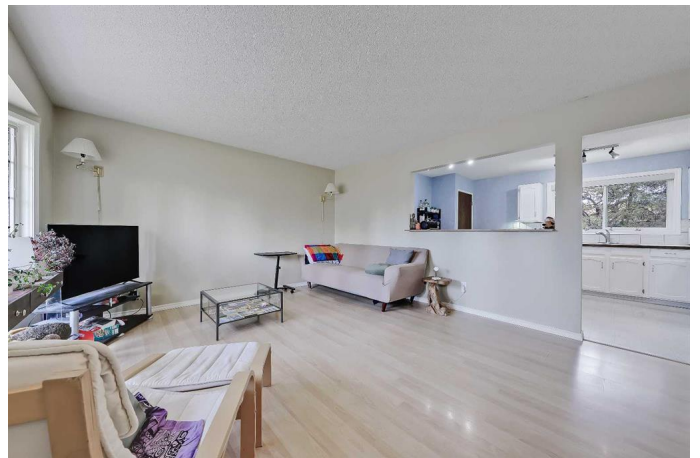
\$759,900

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.18 Acres

Brentwood, Calgary, Alberta

****OPEN HOUSE SATURDAY, MAY 17TH AT 2-4 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Say hello to this charming income-generating bungalow in Brentwood, set on a massive 7814 sq ft lot backing onto a treed greenbelt and walking path with direct access to a nearby off-leash park. This versatile home features a bright 3-bedroom main suite and a 1-bedroom illegal basement suite, each with separate entrances and in-suite laundry. The upper level offers laminate flooring, a sunny living room with large bay windows, an L-shaped kitchen with ample cabinetry, all essential appliances, a 4-piece bath and 3 well-sized bedrooms. The lower suite includes a full kitchen with stainless steel appliances, a large living area, 1 bedroom, 2 oversized dens, ideal for a home office or guest room, and extra storage under the stairs. Outside, the large, private backyard is surrounded by mature trees and includes a concrete patio, fire pit, BBQ gas line, garden shed, and paved tandem parking. A rear gate opens directly onto the greenbelt, providing quick access to the off-leash park and the pedestrian bridge into Nose Hill Park. Updates include newer windows, roof, a high-efficiency furnace, and a radon mitigation system. Situated on a quiet cul-de-sac-like street with no through traffic, this home is walkable to schools (Dr. E.W. Coffin, Simon Fraser, Sir Winston Churchill), close to Nose Hill Park and Northland Mall, and offers a quick commute to the University of Calgary. It's a great**



option for investors, multigenerational families, or future redevelopment. Schedule your private showing today.

Built in 1971

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220728 |
| Price | \$759,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 963 |
| Acres | 0.18 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 3403 Breton Close Nw |
| Subdivision | Brentwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 4H4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Pantry, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |

| | |
|----------|-----------------------|
| Basement | Finished, Full, Suite |
|----------|-----------------------|

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard |
|-------------------|--------------------------------------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level, Rectangular Lot |
|-----------------|---|

| | |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

| | |
|--------------|-----------------------------|
| Construction | Aluminum Siding, Wood Frame |
|--------------|-----------------------------|

| | |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 15th, 2025 |
|-------------|----------------|

| | |
|----------------|---|
| Days on Market | 3 |
|----------------|---|

| | |
|--------|------|
| Zoning | R-CG |
|--------|------|

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.