

5654 Brenner Crescent NW
Calgary, Alberta

MLS # A2228887



\$699,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Drafting table and desk in basement workshop

THIS HOME IS PRICED TO SELL!! Charming Family Bungalow in Brentwood | Timeless Curb Appeal | Mid-Century Style | Unbeatable Location | Quiet Cul-de-Sac | Views of Nose Hill Park | Welcome to 5654 Brenner Crescent in desirable Brentwood Heights! This well-maintained home with classic curb appeal is nestled in the tree-lined streets of Brenner Crescent featuring ~2,300 sqft of living space on a ~6,300 sqft lot. From the street, you're greeted with a LARGE FRONT YARD and MATURE TREES, a great GATHERING PLACE for friends and neighbours. Brick & stucco exterior. Upon entry, you're greeted with a spacious living room with a rare statement BRICK-FACED WOOD BURNING FIREPLACE with accent lighting for those warm evenings at home. The bright living room opens up to the dining room for family gatherings with convenient ORIGINAL BUILT-INS for functional yet stylish storage. Next to the dining room is a functional kitchen (wood cabinets, easy to clean laminate flooring), with space for a SMALL BREAKFAST NOOK and TWO spacious pantries for plenty of storage. Down the bedroom hallway, you'll find a full bathroom, and 3 spacious bedrooms — the primary includes a simple ENSUITE. Downstairs, you'll find a WORKSHOP for home hobbies (can be converted to a fifth bedroom), another bedroom (used as a GYM currently), a cold storage space, a full bathroom with a glass stand-up shower, utility / laundry room, and a COZY REC ROOM featuring MID-CENTURY VIBES — wood panelling, wet whisky bar, soft accent lighting, perfect for those movie nights in! The spacious SE FACING BACKYARD features plenty of SUNLIGHT with terrace gardens and apple trees, TWO smaller lawns with mulch LANDSCAPING, and a CEMENT PATIO for BONFIRES & OUTDOOR COOKING. Views of NOSE

HILL seen through the back of the home and from the back yard! An OVERSIZED single garage with built-in storage inside and behind, is back lane accessible. The fence was UPDATED just last year. Upgrades to the home include a newer high efficiency LENNOX FURNACE, VINYL windows throughout the main floor, minor bathroom upgrades, SHINGLES were replaced in 2020. The home is outfitted for central vac. The location of this home is UNDERSTATED – located on a QUIET cul-de-sac, close to plenty of SCHOOLS (Sir Winston Churchill, Simon Fraser, Capital John Palliser, Dr. EW Coffin, St. John Brebeuf), Market Mall & University District (6-8 mins), Foothills Hospital, AB Children’s Hospital, Downtown Calgary (13-15 mins), YYC International Airport (20 mins) and a 15 min WALK to Nose Hill Park. Incredible value at this price, and a RARE offering in Brentwood Heights! Home has been METICULOUSLY MAINTAINED with proud owners. Book a showing today!