

\$760,000 - 3420 Button Road Nw, Calgary

MLS® #A2185890

\$760,000

5 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Welcome to this recently renovated bungalow in the desirable community of Brentwood. Upon arrival you will find beautiful treed front yard leading to the main entrance which boasts over 2000 sf of living space. As entering, embrace the southwest-facing Sunny & Bright family room with Bay-windows great place entertaining family and friends. Gas fireplace with framed stone brings warmth and coziness inviting you to the bright dining room. With gorgeous white cabinets and countertops the kitchen offers a sense of timelessness. A versatile den perfect for a home office or breakfast nook. Through the hallway with functional cabinets your primary bedroom comes with closet and large windows. A 4 pc bath conveniently right next. On the other side comes with two more good-sized bedrooms with closets finishes the main level. On the lower level, there is large recreation room great for a theater or game room. A wet bar comes with cabinets and cupboards, two extra good sized Bedrooms all comes with windows and closets. A laundry room with sink and 3 pc bath finish the basement. Backyard is a true retreat-great place to enjoy family BBQ. Enjoy the privacy with mature trees around and Double detached garage is oversized. *Many upgrades-New vinyl flooring on both levels 2024, Windows 2024, Main floor Kitchen cabinets and countertops, Dishwasher & Microwave hood 2024, Main floor Lighting 2024, Hot water tank 2017, Shingle and Siding 2009 * Located in the vibrant and



family-friendly community, this home is just convenient to everything that suits your lifestyle. Walking distance to Captain John Palliser elementary/ Simon Fraser Jr. high/Sir Winston Churchill High School/University of Calgary. Nose Hill Library, Public Swimming Pool and Northland Mall right on the corner. Minutes to Nose Hill Park, Foothills/Alberta Children's Hospital/Foothills Hospital. Easy access to Brentwood LRT, Crowchild Trail, John Laurie Blvd and Stoney Trail... Don't miss out on the great opportunity to make this home yours-Call your favorite realtor and book a showing today.

Built in 1962

Essential Information

MLS® #	A2185890
Price	\$760,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3420 Button Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1N1

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Gas Log, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2025
Days on Market	65
Zoning	R-C1

Listing Details

Listing Office	Everest Realty and Property Management Corp.
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