

5248 Barron Drive NW
Calgary, Alberta

MLS # A2222218

\$739,999

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: none

Welcome to this exceptional opportunity in the highly sought-after community of Brentwood — one of Calgary's most established, convenient, and family-friendly neighborhoods. This well-loved home features 4 bedrooms, 3 bathrooms (1 Full + 2 half bathrooms) renovated floor and stairs, and a double attached garage, ideally located on a quiet, tree-lined street. Recent upgrades include new fencing and new full capacity washer. Inside, you'll find a bright and functional layout, a spacious kitchen with ample oak cabinetry, and generously sized bedrooms — perfect for a growing family. The huge backyard is a major highlight, offering plenty of space to enjoy or build the secondary suite in back yard (Subject to City's approval). You can't beat the location! Just minutes from top-rated schools, beautiful parks, public library, recreation center and pool, shopping centers, nearby hospitals, public transit, the University of Calgary, and with quick access to major roads, where everything you need is right at your doorstep. Whether you're looking for a comfortable family home, an investment property, or future development opportunity, this Brentwood gem has it all. Don't miss your chance to own in one of Calgary's most desirable communities! *Note: Price may be negotiable.*