

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

MLS® #A2257431

\$669,000

4 Bedroom, 2.00 Bathroom, 1,098 sqft

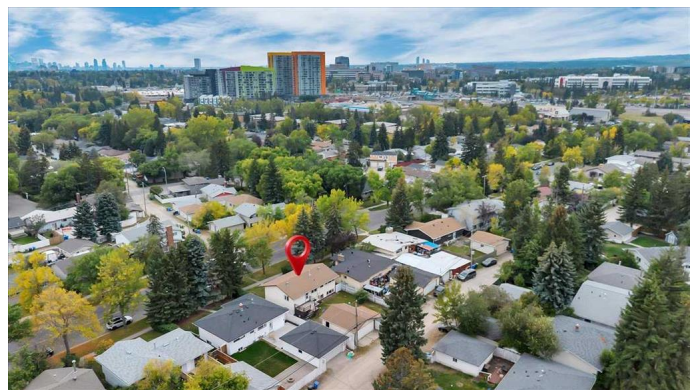
Residential on 0.13 Acres

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	46
Zoning	R-CG

Listing Details

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

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.