

# \$699,000 - 3708 Benton Drive Nw, Calgary

MLS® #A2214170

**\$699,000**

6 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

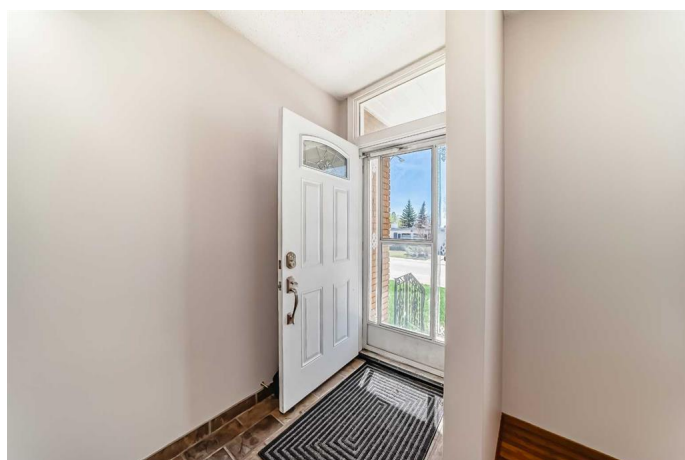
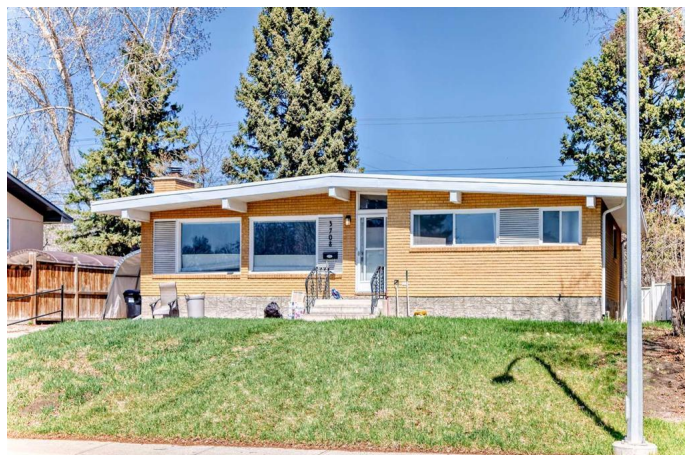
Don't miss out on this fantastic opportunity to own a 2270 sqft developed space bungalow backing onto a serene green park. The main level offers a spacious living room with a cozy wood-burning fireplace, a formal dining room, and an open kitchen that flows into a large nook, perfect for family meals. The home also includes 3 generous bedrooms, providing ample space for your family to grow and thrive. The separate basement entrance leads to a fully finished lower level with a family room, rough-in for a fireplace, 2 additional bedrooms, an office, a den, a 4-piece bathroom, a spacious utility/laundry area, and plenty of storage space, offering flexibility for guests, hobbies, or home offices. A 57x110 ft R-CG lot with tremendous development potential, for rent, secondary suite, or even redevelopment. This property is located just two blocks from Winston Churchill High School and is within walking distance to the University of Calgary, Brentwood LRT station, and shopping centers, providing easy access to all the amenities you need. Whether you're looking for a family home or an investment property, this bungalow offers incredible potential.

Built in 1967

## Essential Information

MLS® # A2214170

Price \$699,000



Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3708 Benton Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W8

### Amenities

Parking Spaces	3
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Sloped Up

Roof	Tar/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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