\$689,000 - 4307 Brisebois Drive Nw, Calgary

MLS® #A2257431

\$689,000

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. Don't miss out on this tremendous opportunity.

Built in 1961

Essential Information

MLS® # A2257431 Price \$689.000

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, Double Garage Detached, Garage Door Opener,

Oversized, RV Access/Parking

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Open Floorplan,

Storage, Vinyl Windows

Appliances Dishwasher, Electric Oven, Garage Control(s), Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 19th, 2025

Days on Market 27

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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