

\$899,900 - 5308 Barrett Drive Nw, Calgary

MLS® #A2228690

\$899,900

6 Bedroom, 4.00 Bathroom, 1,448 sqft
Residential on 0.17 Acres

Brentwood, Calgary, Alberta

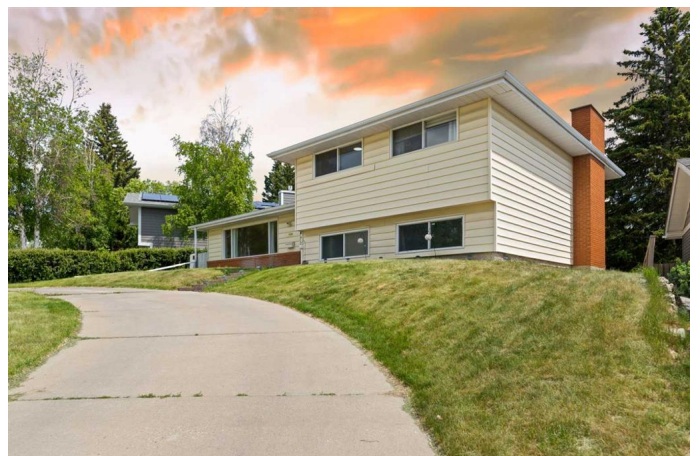
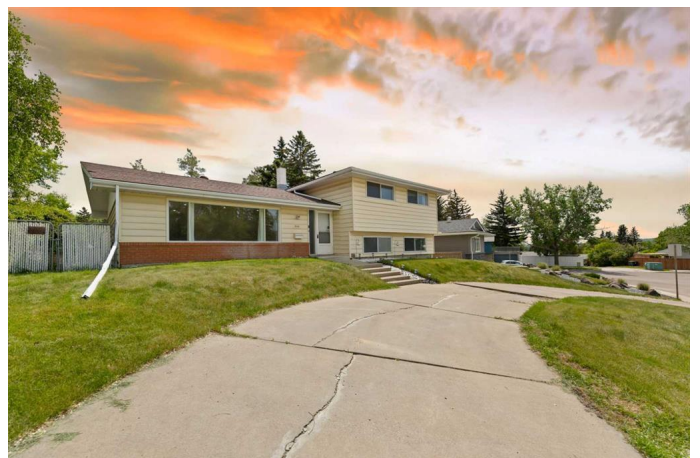
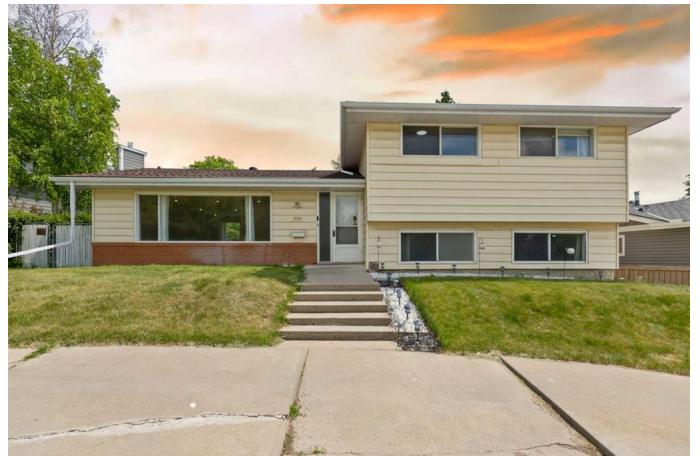
Exceptional Location in Brentwood Heights â€œ
Front of Barrett Park!

Welcome to this beautifully maintained and spacious four-level split home, offering over 1,448 sq.ft. above grade plus an additional 1,400+ sq.ft. of developed living space on the third and fourth levels. Nestled in the heart of desirable Brentwood Heights, this home sits on a quiet street directly facing scenic Barrett Park with stunning west-facing views of the Rocky Mountains and Canada Olympic Park.

From the moment you arrive, the curved front driveway and charming curb appeal set the tone. Inside, enjoy a freshly painted interior, new baseboards, and luxury vinyl plank (LVP) flooring in key areas, complimented by gleaming hardwood floors throughout the main and upper levels. The spacious living room and two bedrooms enjoy unobstructed park views, while the primary suite features a 3-piece ensuite, walk-in closet, and access to a private, east-facing deckâ€”perfect for morning coffee in your serene, treed backyard.

The functional kitchen boasts plenty of cabinetry and connects to a cozy breakfast nook, where a newer patio door leads to your private deck and built-in gazebo, formerly used as a hot tub retreat.

On the third level, youâ€™ll find a large family room with a wood-burning fireplace, an



additional bedroom, full bathroom, and direct access to the backyard patio—ideal for multi-generational living or entertaining. The fourth level includes a spacious recreation room, a cold room, and ample storage with built-in shelving.

Built by the reputable Nu-West Homes, this solid property includes major upgrades such as shingles (approx. 10 years ago), two high-efficiency furnaces (2015), and on-demand hot water (2016) for peace of mind.

Enjoy unbeatable convenience—just a short walk to all levels of schools, public transit, swimming pool, library, Northland Mall, and Nose Hill Park. Only minutes from Foothills and Children’s Hospitals, University of Calgary, Market Mall, Brentwood LRT, and more.

A rare opportunity to own in one of Calgary’s most established and sought-after communities—excellent value and lifestyle await!

Built in 1965

Essential Information

MLS® #	A2228690
Price	\$899,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,448
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status Active

Community Information

Address 5308 Barrett Drive Nw
Subdivision Brentwood
City Calgary
County Calgary
Province Alberta
Postal Code T2L 1W3

Amenities

Parking Spaces 4
Parking Parking Pad

Interior

Interior Features No Animal Home, No Smoking Home
Appliances Dishwasher, Electric Range, Gas Range, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage
Lot Description Back Yard
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed June 6th, 2025
Days on Market 10
Zoning R-CG

Listing Details

Listing Office Royal LePage METRO

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