

# \$849,000 - 3251 Bearspaw Drive Nw, Calgary

MLS® #A2230064

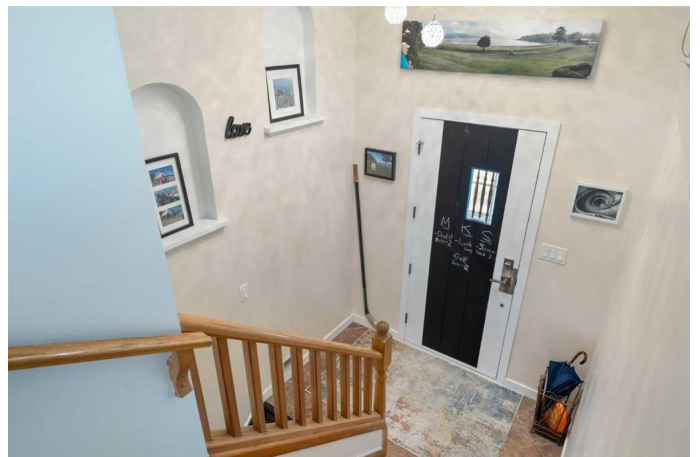
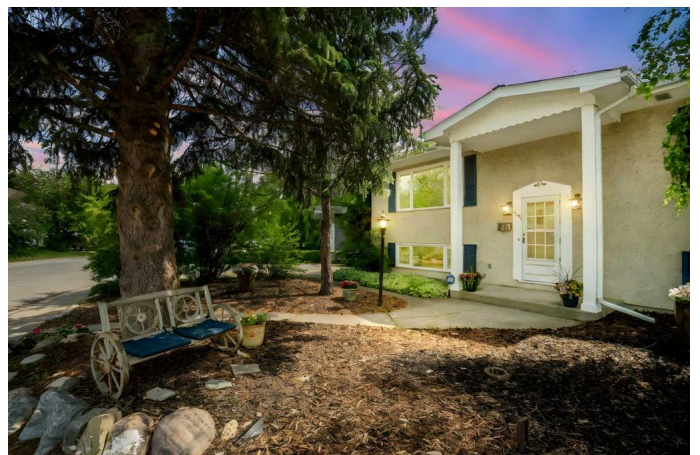
**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

An idyllic front yard will immediately draw you inside this beautifully renovated 4 bedroom home, ideally located within close proximity to 4 community schools, local recreation facilities, the public library, transit and an abundance of shopping options in either direction. Step inside the front door and head upstairs to the principal area of the home offering a spacious open floor plan with large living room with lovely wood burning fireplace. The stylish renovated kitchen is ideally set up for entertaining, with a breakfast bar and accented with black stainless steel appliances and granite countertops, and a well sized dining area with sliding doors to the outdoor screened in deck. 2 large bedrooms are tucked away, both within steps of the 4 piece bathroom. The lower level is fully developed with a huge family room with fireplace, 2 additional well sized bedrooms ( see if you can find the secret Harry Potter hideaway!) , stylish 3 piece bathroom and a well sized laundry room. A separate entrance to the rear yard has a large covered entrance and provides access up to the back yard. The rear yard is a great place to have family gatherings around a fire, enjoy weekends gardening or hang out in your covered rear deck. The double detached garage offers parking for 2 and ample storage, while extra parking is available on the paved driveway beside the home. This property is a perfect choice for families of all sizes and ideally located on a quiet street, yet close to everything you could possibly need for a



happy lifestyle.

Built in 1964

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230064    |
| Price          | \$849,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,067       |
| Acres          | 0.14        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3251 Bearspaw Drive Nw |
| Subdivision | Brentwood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 1T1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 7                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance, Soaking Tub, Storage, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

|              |  |
|--------------|--|
| Fireplaces   | Family Room, Living Room, Wood Burning           |
| Has Basement | Yes  |
| Basement     | Exterior Entry, Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Lane, Front Yard, Garden, Treed |
| Roof              | Metal                                |
| Construction      | Stucco, Vinyl Siding                 |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.