

# \$800,000 - 56 Brown Crescent Nw, Calgary

MLS® #A2232187

**\$800,000**

5 Bedroom, 5.00 Bathroom, 2,203 sqft  
Residential on 0.13 Acres

Brentwood, Calgary, Alberta

An Exceptional Opportunity in Brentwood!  
Welcome to this beautifully maintained two-storey home with 5 bedrooms and 5 bathrooms located in the heart of Brentwood, one of Calgary's most desirable and well-established communities. Situated on a gorgeous, treed pie-shaped lot at the end of a quiet crescent, this property offers privacy, charm, and timeless appeal. The professionally landscaped front yard is fully brick-paved, creating a welcoming entrance that sets the tone for what's inside. Step through the front door and you'll be impressed by the thoughtfully designed floor plan. A spacious sitting room with a wood-burning fireplace adds warmth and style, seamlessly connected to a generous dining room featuring a sliding glass door that opens to the backyard—perfect for enjoying meals with views of the mature trees and landscaping. The modern kitchen has been tastefully upgraded with built-in oven and microwave, updated lighting fixtures, and brand new refrigerator and dishwasher (2021). Additional updates include: New furnaces for both the main floor and basement (2021). laminate flooring throughout (2021). Hot water tank (2015) This well-equipped home features 5 bedrooms, 5 bathrooms, and a sauna room, offering fantastic flexibility for families or investors. Whether you're looking to create an Airbnb suite or use the separate basement space as a mortgage helper, this property provides endless potential. The basement is



truly a standout—designed with a cozy, log cabin aesthetic, it features a wet bar, heritage and antique lighting, and unique finishes that create a warm, rustic atmosphere reminiscent of a mountain lodge in Canmore or Banff. It includes a bedroom with a private 2-piece ensuite, offering comfort and privacy for extended family or guests. Step outside to the huge backyard with back lane access—offering potential for a future detached garage, left open to your imagination and customization. This is a rare find in Brentwood, combining charm, space, updates, and location. Don't miss out—this beautiful home with lots of potential.

Built in 1964

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232187    |
| Price          | \$800,000   |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 2           |
| Half Baths     | 3           |
| Square Footage | 2,203       |
| Acres          | 0.13        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 56 Brown Crescent Nw |
| Subdivision | Brentwood            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

|             |         |
|-------------|---------|
| Postal Code | T2L 1N5 |
|-------------|---------|

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 1       |
| Parking        | Carport |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Bar, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer          |
| Heating           | High Efficiency                                                                        |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 2                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Private Yard                      |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
| Zoning      | R-CG            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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