

\$749,900 - 3403 Breton Close Nw, Calgary

MLS® #A2220728

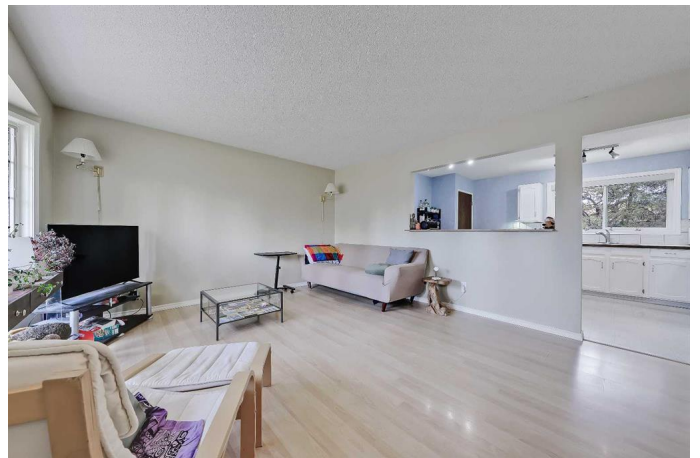
\$749,900

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.18 Acres

Brentwood, Calgary, Alberta

****OPEN HOUSE SATURDAY, & SUNDAY, JUNE 28TH & 29TH AT 2-4 PM**** ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** Say hello to this charming income-generating bungalow in Brentwood, set on a massive 7814 sq ft lot backing onto a treed greenbelt and walking path with direct access to a nearby off-leash park. This versatile home features a bright 3-bedroom main suite and a 1-bedroom illegal basement suite, each with separate entrances and in-suite laundry. The upper level offers laminate flooring, a sunny living room with large bay windows, an L-shaped kitchen with ample cabinetry, all essential appliances, a 4-piece bath and 3 well-sized bedrooms. The lower suite includes a full kitchen with stainless steel appliances, a large living area, 1 bedroom, 2 oversized dens, ideal for a home office or guest room, and extra storage under the stairs. Outside, the large, private backyard is surrounded by mature trees and includes a concrete patio, fire pit, BBQ gas line, garden shed, and paved tandem parking. A rear gate opens directly onto the greenbelt, providing quick access to the off-leash park and the pedestrian bridge into Nose Hill Park. Updates include newer windows, roof, a high-efficiency furnace, and a radon mitigation system. Situated on a quiet cul-de-sac-like street with no through traffic, this home is walkable to schools (Dr. E.W. Coffin, Simon Fraser, Sir Winston Churchill), close to Nose Hill Park and Northland Mall, and offers a quick commute to



the University of Calgary. It's a great option for investors, multigenerational families, or future redevelopment. Schedule your private showing today.

Built in 1971

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220728 |
| Price | \$749,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 963 |
| Acres | 0.18 |
| Year Built | 1971 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 3403 Breton Close Nw |
| Subdivision | Brentwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 4H4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Concrete Driveway |

Interior

| | |
|-------------------|---|
| Interior Features | Pantry, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|--------------|-----------------------|
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Fire Pit |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Level, Rectangular Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 43 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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