

# \$949,900 - 3247 Breen Crescent Nw, Calgary

MLS® #A2245030

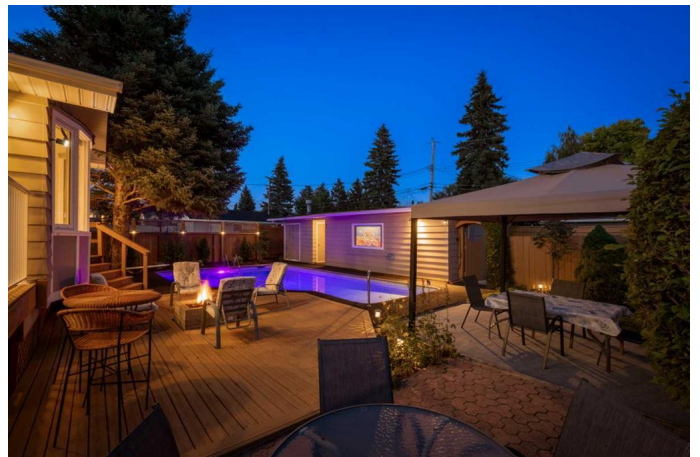
**\$949,900**

3 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

YOU COULD BE "TWISTING BY THE POOL" THIS SUMMER !!! Entertainers DREAM!!! Neat as a pin just move in! Original Homeowner home in the heart of the highly sought community of Brentwood! This is a once in a lifetime opportunity to own your very own "Pool Oasis" home. Walking distance to four different schools, two churches, shopping malls, parks, tennis courts, sports arena, Nose Hill Park, LRT, University of Calgary, Foothills Hospital, twenty minutes to the heart of downtown,.... the list is extensive & long. Pride of ownership is present throughout this 1180 sq ft Bi-Level home, with a fully development basement providing over 2090 sq ft of total living space. Never offered for sale before since the day it was built. The Foyer greets you with warm, wood, floor to ceiling Wainscoting with matching spindle railings. On the main floor you'll find a spacious Living Room open to the Dining Room. The Dining Room provides sliding patio door access to your very own Romeo & Juliette Balcony overlooking your backyard Oasis. Well appointed Kitchen with granite island & bay windowed Eat-In-Nook. Continuing down the hall you'll find the oversized Primary Bedroom, second bedroom, and a bright main bath with Bubble Jet combination Tub/Shower. The back entry features a convenient half bath for easy access for family & friends to use when entertaining out back. The basement is a "Man Cave", sure to make your friends envious. This



very spacious Rec Room is complete with a Brick, wood burning fireplace & ingenious BRICK, BUILT-IN, BRICK, IN-DOOR BBQ, complete with rotisserie brackets & power outlet. Down the hall there is an oversized third bedroom that can easily be converted back to two bedrooms, if required. Additionally, you will find a three piece bathroom, large laundry room, & separate storage room with built-in storage cupboards. Out back is where you'll spend many days of leisure with family & friends enjoying your IN-GROUND, sloped (deep to shallow), concrete, gas heated pool complete with diving board. The low maintenance backyard is lush with mature trees, refreshed annuals & perennials. There is plenty of patio space to for everyday use and can be expanded into the rear garage driveway for bigger functions by use of an inventive, large swinging gate which keeps the perimeter of yard closed in & barrier free on the interior. Surround yourself with warmth after your evening swims with the convenience of a natural gas firepit. The pool has had recent upgrades of a high efficiency heater, pump, pool edging & diving board. The property borders a lane way on the south & west side making it a very private & quite location Don't miss this opportunity to own this jewel in this incredible location and community. Book your showing right way before it is gone!

Built in 1964

### **Essential Information**

MLS® #	A2245030
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,181

Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3247 Breen Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1S6

### Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Side
# of Garages	2
Has Pool	Yes

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Treed, Yard

	Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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