

\$799,900 - 26 Butler Crescent Nw, Calgary

MLS® #A2246166

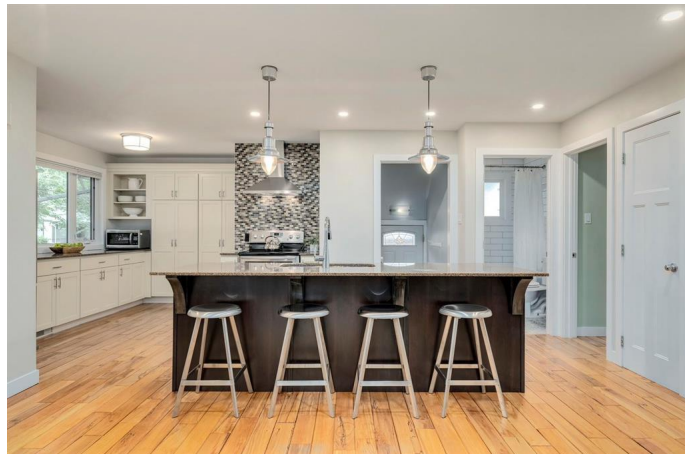
\$799,900

3 Bedroom, 3.00 Bathroom, 1,045 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

This adorable open-concept home in the award-winning neighbourhood of Brentwood could be yours! Get away from infills and into your own detached home with a spacious backyard and mature trees! Extensive upgrades over the past 12 years mean this home is in move-in ready condition. If you love to cook and entertain, this kitchen is absolutely for you - it's enormous with so much counter space, a wall of pantry storage, tons of natural light and a huge island! The adjacent living area with wood-burning fireplace means everyone is connected. There is a dreamy primary suite in this home with both a walk-in closet and a full ensuite bath - so rare for homes of this age! Second bedroom on the main level is perfect for a home office and as a bonus, you will find the stacked washer/dryer conveniently located on the main level. The lower level is fully finished with brand new carpet (2025). The rooms on this level provide endless options - the rec room is big enough for both a media area and home gym or play room; and the basement bedroom can double duty as a lovely guest space and an office or extra hobby area. Modern full bathroom adjacent to the bedroom for your overnight guests plus huge bar in the open area with beverage fridge. Plenty of storage on this level as well. Outside in the private backyard, you will find an oversized single garage, large storage shed, garden beds and wood deck with gas line for long summer nights outside! Central Air was added in 2022 to keep you



cool this summer. Secondary laundry hookups in the basement mean you could either add a larger washer/dryer set or could easily add a basement suite (subject to City of Calgary approvals). This location is close to schools of all levels for both public and catholic systems and in walking distance to U of C. All of the shops and services of Brentwood Mall - groceries, restaurants & more are walkable as well. Take the dog for a stroll at Nose Hill Park, just minutes away. Brentwood provides a quiet residential feel while being just a 10 minute drive to downtown YYC!

Built in 1961

Essential Information

MLS® #	A2246166
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,045
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	26 Butler Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1K3

Amenities

Parking Spaces	1
----------------	---

Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Freezer, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	24
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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