

3335 Boulton Road NW
Calgary, Alberta

MLS # A2277365



\$729,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Sump Pump(s)		

Inclusions: Garden shed

Welcome to this beautifully maintained and thoughtfully upgraded Bi-level in the heart of Brentwood, one of Calgary's most established and sought-after inner-city communities. Offering around 1,200 sqft above grade and four bedrooms total (two up, two down), this home delivers exceptional functionality for families, professionals, or investors alike. The main floor features hardwood flooring in the hallway, bedrooms, living and dining rooms, an upgraded kitchen with granite counter tops, abundant cabinetry with soft-close doors, pull-out drawers, and excellent storage throughout. Two generous bedrooms and a fully renovated 3-piece bathroom with LVP flooring complete the upper level. The laundry/mudroom is ideally located with direct access to the backyard – an often-overlooked convenience that adds real day-to-day value. The fully developed basement is bright and inviting with large windows (benefits of a Bi-level), a spacious family room connected to a dedicated exercise area, two additional bedrooms (one featuring a Murphy bed), a second renovated 4-piece bathroom, and a separate rear entrance, offering flexibility for extended family or future suite potential -Subject to the City guideline and approval. Two fireplaces (one is wood burning with a gas starter on the main floor, the second one is only by gas in the basement) provide warmth and character on both levels. Outside, enjoy a southwest-facing deck and large patio in a private backyard, perfect for afternoon sun and evening gatherings. The property also includes a single oversized detached garage and a gated RV parking area, a rare find in this location. Nearly all windows have been upgraded, enhancing comfort and efficiency. The location is exceptional: walk to Brentwood LRT Station, U of C, bus routes, Brentwood and Northland shopping centres, the public library, swimming

pool, and all levels of schools. Minutes to Foothills and Alberta Children’s Hospitals, Market Mall, Nose Hill Park, and with quick access to major roadways, this is inner-city convenience at its best! Book a showing today!