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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

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3119 Conrad Crescent NW, Calgary, Alberta, T2L 1B7, Canada

MLS®# C3614143



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Property Value	\$729,000
Type	House
Style	Bi-Level
Basement	Full
Parking	Tandem, Single Carport
Year Built	1963
Taxes	3458
Living Area	1,108.69 sq.ft.
Lot Frontage	31.17 ft
Lot Depth	115.16 ft
Lot Size Area	6,318.42 sq.ft.
Bedrooms	4

Description

A rare opportunity to acquire this bi-level situated in quiet & desirable Brentwood next to a treed park & panoramic views to the mountains. The option to move in or renovate to create the home of your dreams awaits. This hillside bi-level has been well maintained & benefits from new windows, new high efficiency furnace and a new shingled roof. Ample cupboard space greets you as you enter with steps leading to the main floor. Hardwood floors grace the main floor open plan living/dining room with cathedral ceiling, fireplace, built-ins and large windows that allow access to a large covered deck with its magnificent far reaching views. 2 large bedrooms with parquet floors have wonderful views of the park; 4pc bathroom and kitchen complete the main floor. The walkout basement is fully developed with 2 more bedrooms, another 4pc bathroom offering the opportunity to create a wonderfully peaceful retreat. Its large south facing den opens into a sun room and leads to the sunny treed yard. Double tandem garage.



