

# \$759,900 - 3403 Breton Close Nw, Calgary

MLS® #A2220728

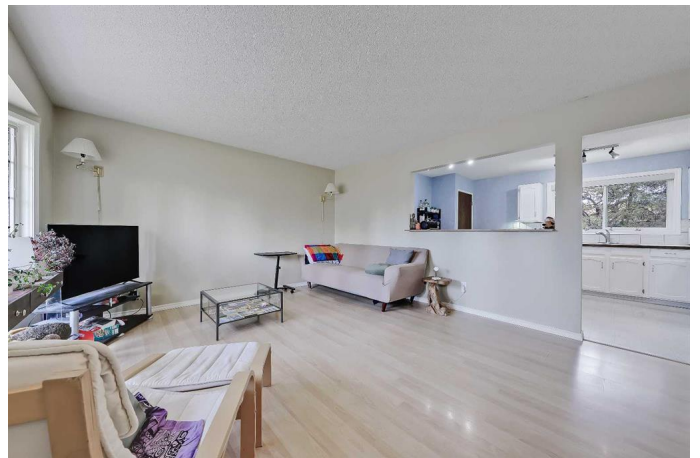
**\$759,900**

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.18 Acres

Brentwood, Calgary, Alberta

**\*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	\$759,900
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	Concrete Driveway, Off Street, Parking Pad

### 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, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	35
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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