

**3152 Blakiston Drive NW
Calgary, Alberta**

MLS # A2247457



\$779,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Nestled in the heart of established and highly walkable Brentwood, this charming bi-level family home offers approx. 1960 sqft of total comfortable living space, including 5 total bedrooms and 2 full bathrooms. Live upstairs and rent out the basement – the lower 2-bedroom illegal suite with a separate walkup entrance , offers a lucrative opportunity to legalize and boost income as a mortgage helper, or a great cash flowing rental with both suites rented out. Located on a 50'x100' lot, this property has had recent upgrades including high quality (water proofing) - LVP flooring on main floor and laminate floor in basement, exterior siding on home and garage (2021), windows and doors (2018), electric panel upgrade (2003), new hot water tank (2023) and shingles replaced (2021). Current tenants will be vacating at the end of August, which provides a great opportunity to buy and rent out ahead of the upcoming school year! This property is located across Blakiston Park, less than a 3-minutes walk to Co-op and Brentwood LRT Station, Brentwood Village Shoppes, restaurants, banks and public transit. 5 minutes walk to Brentwood Elementary school and walking distance to Sir Winston Churchill High School and Simon Fraser Junior High School , walking distance to Northland Mall and Market Mall. 15 minutes walk to the University of Calgary, with both Foothills Medical Centre and Alberta Children's Hospital within an 8 minute drive, not to mention Nose Hill Park within walking distance as well. This home blends the appeal of mid-century family home charm with strategic investment benefits—ideal for those aiming for long-term gains and a prime location advantage. Whether as a cozy family home or a high-performing rental, it's a standout opportunity in Brentwood. Call your favourite realtor today for a showing today!