

# \$895,000 - 121 Brantford Crescent Nw, Calgary

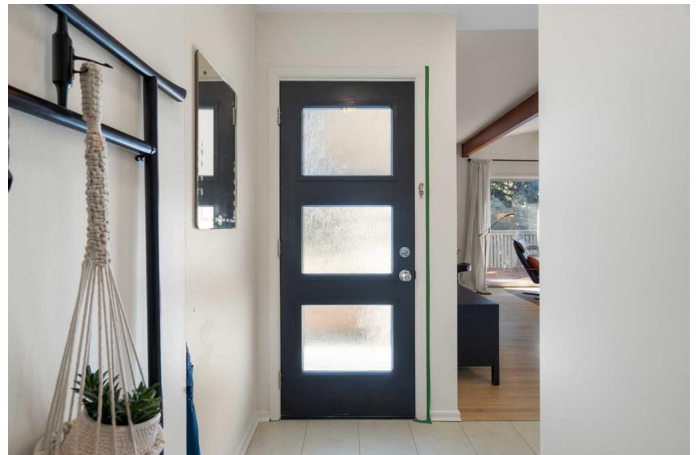
MLS® #A2218200

**\$895,000**

4 Bedroom, 3.00 Bathroom, 1,533 sqft  
Residential on 0.15 Acres

Brentwood, Calgary, Alberta

Welcome to this renovated 4 bedroom, 3 bathroom family home in the heart of Brentwood, nestled on a super quiet street, ideal for families seeking space, comfort & flexibility. With 2,716 sq ft of beautifully designed living space, this home is ready to accommodate growing families, multigenerational living, or those looking to generate income by utilizing the lower level for rental revenue. The open concept main floor, offers gleaming hardwood floors flow throughout & natural light throughout. The living room impresses with vaulted ceilings accented by decorative wood beams, a wood burning fireplace with brick hearth & wooden mantle & expansive west facing floor sliding glass patio doors leading to your private front deck, a perfect place to unwind or entertain family & friends. The integrated layout continues through a decorative open feature wall welcoming you to the gourmet kitchen boasting a large centre Dekton heat resistant island with breakfast bar, deep undermount sinks, ample storage, double wall ovens, induction cooktop, stainless appliances, & full-height cabinetry, making family dinners or hosting gatherings a delight. The adjacent spacious dining room offers room for everyone, while the bright morning sun breakfast nook features massive gliding patio doors that open to your private, oversized & serene backyard oasis. Down the hallway, two generously sized bedrooms offer large windows & closets. The primary suite features



a new spa-inspired 4 piece ensuite & private access to a convenient, bright & roomy den or office with a 220-volt outlet, gas supply & two private exterior doors to the front and rear yards, this space is perfect for a home business or studio. The second bedroom is served by a newer 3 piece bathroom featuring heated floors, a glamorous walk-in rain shower with a glass door & full-height tile surround. The lower level was fully rebuilt two years ago & includes a private side door entrance & main floor access, making it ideal for a rental opportunity, extended family, or older children seeking privacy. A spacious foyer offers a convenient laundry area & ample storage. The self-enclosed illegal suite has all necessary building permits, though the owner has not applied for City suite approval as itâ€™s currently used for family members. The suite itself features two large bedrooms & an astonishing 4 piece bath / retreat complete with a deep jetted tub, dual seated steam rain shower with full height tile & glass surround, heated flooring, heated towel warmer & dual-flush toilet, a truly spa-like experience. The roomy lower kitchen is bright & welcoming with a large sunny window, ideal for long term stays or independent living. Outside, the beautifully scaped backyard includes a concrete entertaining area, brand new active fencing, and a separate extra large concrete pad, ideal for building your dream garage or for secure RV storage & a paved laneway! Whether you're raising a family, hosting guests, or rental potential, this home has it all.

Built in 1960

### **Essential Information**

MLS® #	A2218200
Price	\$895,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,533
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	121 Brantford Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1P1

### Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Induction Cooktop, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Private
Roof	Tar/Gravel
Construction	Stucco, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 9th, 2025

Days on Market            2

Zoning                        R-CG

### **Listing Details**

Listing Office                Royal LePage Benchmark

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