

# \$599,900 - 2713 Brecken Road Nw, Calgary

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MLS® #A2211957

**\$599,900**

3 Bedroom, 1.00 Bathroom, 1,045 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Superb location in Brentwood! Cute MCM 3 bedroom bungalow with potential, less than a 15 minute walk to the UofC and consequently surrounded by shopping, coffee shops and restaurants. Freshly professionally painted main floor but in need of further repairs and renovation - classic "handy man special". I'd call this a perfect fixer-upper with location, original charm and ready for your ideas! On a prime inner-city R-CG lot, perfect for future development. Property is "AS IS, WHERE IS" and list price presumes unknown condition (land value only). Please leave any offers open for 48 hours for out of province administrator to discuss and review with estate. Opportunity knocks in beautiful Brentwood surrounded by million dollar homes! Offer presentation 4pm Wednesday!



Built in 1960

## Essential Information

MLS® #	A2211957
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.12
Year Built	1960
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2713 Brecken Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1H4

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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