

# \$869,900 - 3223 Barr Road Nw, Calgary

MLS® #A2239184

**\$869,900**

4 Bedroom, 4.00 Bathroom, 1,108 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Welcome to 3223 Barr Road NW – a masterfully renovated bungalow nestled on a quiet, tree-lined street in the heart of sought-after Brentwood. This turnkey home offers over 2,000 sqft of refined living space with high-end upgrades completed in 2024. Step inside to a freshly painted interior featuring a custom fireplace with feature wall, elegant Zebra blinds, new lighting fixtures, and glass railing leading to the basement. The main floor boasts a fully renovated 4-piece bathroom and a newly renovated half-bath ensuite in the primary suite, complete with a custom-built closet. Enjoy a stylish kitchen equipped with a brand-new electric range (2025), new dishwasher and refrigerator (2024), and upgraded finishes throughout. The basement has been transformed with knockdown ceilings, new vinyl stairs and flooring, two enlarged egress windows for natural light, and an updated full bathroom with quartz countertop and modern shower. Stay comfortable year-round with the addition of new central A/C (2024). Outside, the home impresses with a tiled walkway, new front concrete path, and a composite deck with gravel base – perfect for relaxing or entertaining.

Located just minutes from University of Calgary, Brentwood LRT, top-rated schools, shopping, and Nose Hill Park, this home offers unmatched convenience and lifestyle.

Don't miss this rare opportunity in Brentwood – a home where all the work has



already been done for you!

Built in 1963

### Essential Information

MLS® #	A2239184
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	3
Square Footage	1,108
Acres	0.12
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3223 Barr Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1M7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Paved, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Homecare Realty Ltd.
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