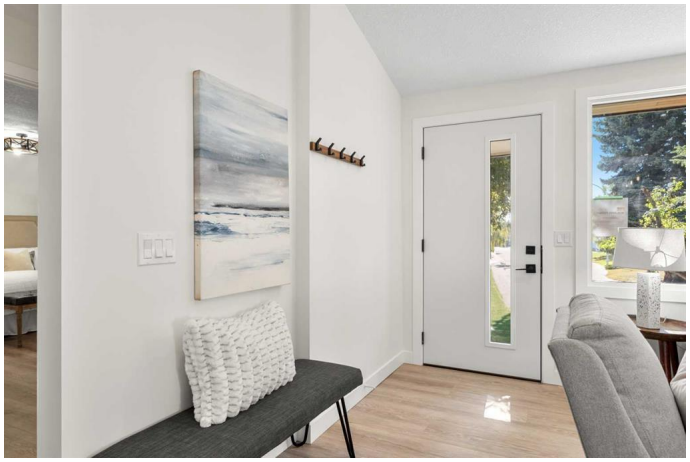
$1,000,000 - 3212 Breen Crescent Nw, Calgary

MLS® #A2257436

$1,000,000
4 Bedroom, 3.00 Bathroom, 1,225 sqft
Residential on 0.18 Acres

Brentwood, Calgary, Alberta



OPEN HOUSE: Saturday, September 20th 12:00 - 2:00 PM Welcome to BRENTWOOD, one of Calgaryâ€™s most beloved family communities, where this PERMITTED RENOVATION transforms a classic bungalow into a modern retreat. Set on a MASSIVE PIE LOT surrounded by mature trees, this residence combines mid-century character with todayâ€™s luxury upgrades for a lifestyle that is both stylish and functional. The main floor opens under soaring CATHEDRAL CEILINGS, where a bright front living room looks onto a quiet street through oversized windows. Wide-plank LVP FLOORING runs throughout, enhancing the clean lines of the OPEN CONCEPT LAYOUT. The chef-inspired kitchen is anchored by a large island with flush eating bar, STAINLESS STEEL APPLIANCES with a chimney hood fan, full-height cabinetry, and a BRICK CERAMIC BACKSPLASH. A defined DINING AREA comfortably fits a family table, creating a natural gathering hub for everyday life. The separate sleeping quarters offers three bedrooms, including a spacious PRIMARY SUITE with dual closets and a SPA-LIKE ENSUITE featuring a floating dual vanity and stand-up shower. Two additional bedrooms and a 4pc main bath with soaker tub complete this level, while a handy laundry chute adds convenience for busy families. Downstairs, the FULLY DEVELOPED BASEMENT offers incredible versatility with a large rec room designed for movie nights and games, plus the

flexibility to convert part of the space into a 5th bedroom thanks to an existing egress window. this level also includes a 4th bedroom with walk-in closet, a modern 3pc bath with stand-up shower, dedicated laundry room, and abundant storage. Outdoors, the landscaped yard is a true retreat. An EXTERIOR BRICK FIREPLACE adds timeless charm for evenings under the trees, while a COVERED PATIO offers space to barbeque and unwind in every season. With room for a vegetable garden, a shed for storage, and plenty of green space for kids to play, this lot is both beautiful and functional. The DOUBLE DETACHED GARAGE IS INSULATED, HEATED, and features a new door and opener, offering winter comfort and year-round utility. Families will love the walkable proximity to MULTIPLE LEVELS OF SCHOOLING, the UNIVERSITY OF CALGARY, BRENTWOOD LRT STATION, the public library, shopping centres, and community recreation. Nature enthusiasts will appreciate being just minutes from NOSE HILL PARK, one of Calgaryâ€™s largest green spaces. This renovated bungalow delivers the design quality of a modern luxury home while preserving the warmth of a family-friendly Brentwood location!

Built in 1962

Essential Information

MLS® #	A2257436
Price	$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,225
Acres	0.18
Year Built	1962
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3212 Breen Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025

Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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