

# \$749,900 - 3403 Breton Close Nw, Calgary

MLS® #A2220728

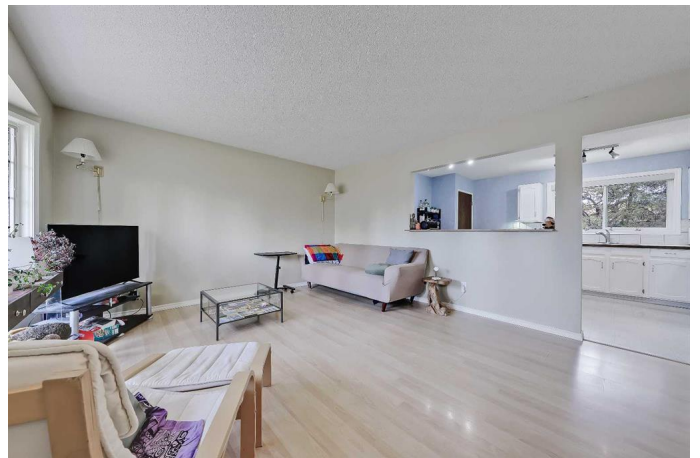
**\$749,900**

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.18 Acres

Brentwood, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Say hello to this charming income-generating bungalow in Brentwood, set on a massive 7,814 sq ft lot backing onto a treed greenbelt and walking path with direct access to a nearby off-leash park. This versatile home features a bright 3-bedroom main suite and a 1-bedroom illegal basement suite, each with separate entrances and in-suite laundry. The upper level offers laminate flooring, a sunny living room with large bay windows, an L-shaped kitchen with ample cabinetry, all essential appliances, a 4-piece bath and 3 well-sized bedrooms. The lower suite includes a full kitchen with stainless steel appliances, a large living area, 1 bedroom, 2 oversized dens, ideal for a home office or guest room, and extra storage under the stairs. Outside, the large, private backyard is surrounded by mature trees and includes a concrete patio, fire pit, BBQ gas line, garden shed, and paved tandem parking. A rear gate opens directly onto the greenbelt, providing quick access to the off-leash park and the pedestrian bridge into Nose Hill Park. Updates include newer windows, roof, a high-efficiency furnace, and a radon mitigation system. Situated on a quiet cul-de-sac-like street with no through traffic, this home is walkable to schools (Dr. E.W. Coffin, Simon Fraser, Sir Winston Churchill), close to Nose Hill Park and Northland Mall, and offers a quick commute to the University of Calgary. It's a great option for investors, multigenerational families,



or future redevelopment. Schedule your private showing today.

Built in 1971

**Essential Information**

MLS® #	A2220728
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.18
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3403 Breton Close Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H4

**Amenities**

Parking Spaces	2
Parking	Off Street, Concrete Driveway, Parking Pad

**Interior**

Interior Features	Pantry, Vinyl Windows, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	BBQ gas line, Private Yard, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Level, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	51
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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