

# \$728,800 - 3235 Bearspaw Drive Nw, Calgary

MLS® #A2269154

**\$728,800**

3 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.13 Acres

Brentwood, Calgary, Alberta

CHARMING CURB APPEAL AND OWNER'S PRIDE ARE EVIDENT IN THIS BRENTWOOD BUNGALOW. The Owners love gardening and the SUNNY SOUTH YARD shows their care. COZY LIVING AND DINING ROOMS are perfect for entertaining. A nice sized Primary Bedroom next to the RENOVATED BATH WITH SKYLIGHT that bathes the room with sunlight. The second bedroom is perfect for a child or an office. New appliances (2023) in the kitchen, plus a new sink, faucet and tile backsplash (2025) Patio doors open to the deck. A Finished basement offers a Rec Room, 3rd Bedroom and another Bathroom plus storage. A 2 Door Double Rear Garage as well.

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269154    |
| Price          | \$728,800   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 947         |
| Acres          | 0.13        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3235 Bearspaw Drive Nw |
| Subdivision | Brentwood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 1T1                |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 4                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full                                                                                                                   |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Garden, Rain Gutters                          |
| Lot Description   | Back Lane, Interior Lot, Landscaped, City Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco, Wood Frame, Wood Siding               |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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