

\$739,900 - 3403 Breton Close Nw, Calgary

MLS® #A2249704

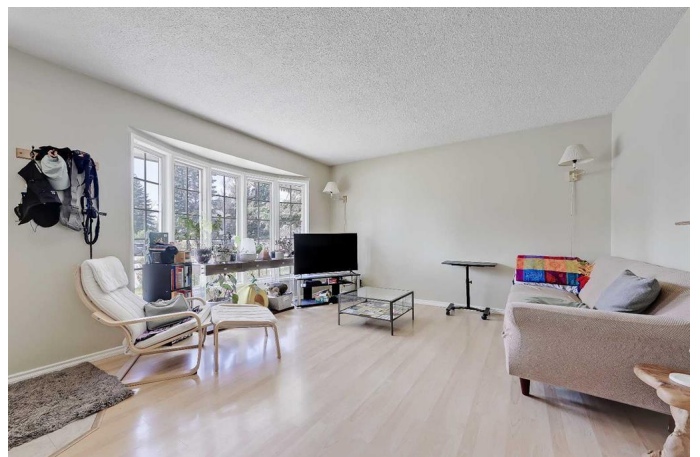
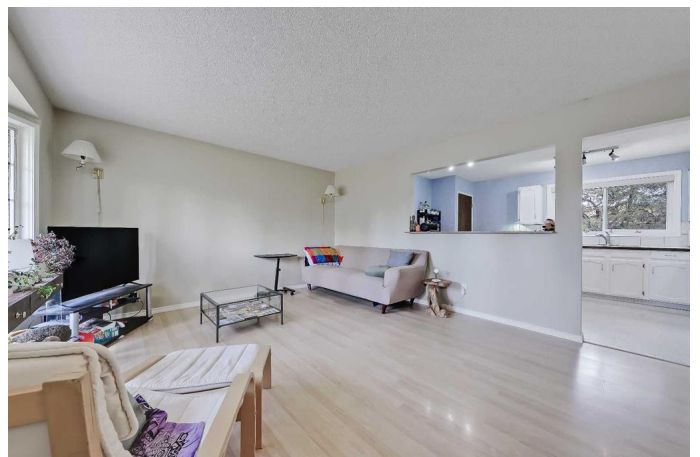
\$739,900

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.18 Acres

Brentwood, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! A rare opportunity awaits in Brentwood with this **INCOME-GENERATING BUNGALOW** set on a **HUGE, NEARLY 8,000 SQ FT LOT** in one of the **QUIETEST AREAS** of the community. Surrounded by mature trees and backing onto a greenbelt with a walking trail leading directly to an off-leash park, this home enjoys an exceptionally private setting. Yet, all amenities, including schools, shopping, and major routes, can be reached within a 5-minute drive. Step into the bright and welcoming main floor, where a large bay window fills the living room with natural light. A spacious L-shaped kitchen features ample cabinetry and a full appliance package. Down the hall, three bedrooms and the main 4pc bathroom with an extended vanity and tub/shower combo are tucked away for privacy. An in-suite laundry with a newer washer/dryer completes this level. Accessible via a separate entrance, the basement illegal suite offers excellent versatility. Luxury vinyl plank flooring extends throughout, creating a comfortable living space. The functional kitchen features stainless steel appliances and a corner storage area that can be easily utilized as a pantry. The bedroom is well-sized. Additionally, two oversized dens are ideal for a home office, hobby room, or as extra guest rooms. A separate laundry closet with a stacked washer/dryer and under-stair storage enhances everyday convenience. Outside, a **MASSIVE BACKYARD PROVIDES SPACE**



AND SECLUSION. A concrete patio with a BBQ gas line and fire pit sets the stage for gatherings, while a large lawn and mature trees create an inviting retreat for children and pets. A garden shed offers storage, and a paved tandem driveway accommodates off-street parking with ease. Important updates include NEWER WINDOWS, A NEWER ROOF, A HIGH-EFFICIENCY FURNACE, and a radon detection system, ensuring long-term peace of mind. Positioned on a cul-de-sac-style block with no through traffic, this home feels like itâ€™s in a hidden enclave within Brentwood, yet Dr. E.W. Coffin Elementary, Simon Fraser Junior High, and Sir Winston Churchill High School are all within walking distance. The pedestrian overpass into Nose Hill Park is just steps away, while Northland Mall, the University of Calgary, and downtown are all reached in a short drive. With its expansive lot, dual living spaces, and quiet yet connected location, this bungalow represents a unique opportunity for investors, multigenerational households, or those planning for future redevelopment in one of Calgaryâ€™s most established NW communities. Schedule your private showing today!

Built in 1971

Essential Information

MLS® #	A2249704
Price	\$739,900
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	Concrete Driveway, Off Street, Parking Pad

Interior

Interior Features	Pantry, Storage, Vinyl Windows
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, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.