# \$799,900 - 3251 Bearspaw Drive Nw, Calgary

MLS® #A2259847

# \$799,900

4 Bedroom, 2.00 Bathroom, 1,067 sqft Residential on 0.14 Acres

Brentwood, Calgary, Alberta

This beautifully renovated Brentwood home offers over 2,000 sq. ft. of thoughtfully finished living space, tucked away on a private and peaceful lot. An idyllic, low-maintenance front yard greets you with charm and easeâ€"no lawn mower required!

Inside, the main level showcases an open-concept design anchored by a spacious living room with a cozy wood-burning fireplaceâ€"just one of two in the home, a rare and welcome feature. The stylish kitchen is perfect for entertaining with granite countertops, a breakfast bar, sleek black stainless steel appliances, and an adjacent dining area that flows onto a screened-in deck. With space for a fire table and wall-mounted TV, this outdoor lounge is made for year-round enjoyment.

Two generously sized bedrooms and a modern 4-piece bath are tucked privately down the hall. Downstairs, the fully developed lower level offers a huge family room with the second wood-burning fireplace, two additional bedrooms (one hiding a fun Harry Potter-style secret nook!), an updated 3-piece bathroom, and a spacious laundry room. With a separate rear entrance, this level is easily suitable (subject to municipal approval)â€"perfect for extended family, guests, or future rental potential.

The outdoor spaces are just as versatile: enjoy







a covered patio off the back entrance, a private yard with fire pit, and room for container gardening or relaxing under the covered rear deck. Parking is effortless with a double detached garage plus a front driveway that accommodates three more vehicles.

This 4-bedroom home sits in a prime Brentwood locationâ€"walking distance to four schools (elementary through high school), the local library, recreation facilities, shopping, and transit. Even the University of Calgary is just minutes away.

Blending modern upgrades, flexible living options, and a sought-after address, this home is a rare opportunity in one of Calgary's most desirable communities.

#### Built in 1964

## **Essential Information**

MLS® # A2259847 Price \$799,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,067 Acres 0.14

Year Built 1964

Type Residential
Sub-Type Detached
Style Bi-Level

Status Active

# **Community Information**

Address 3251 Bearspaw Drive Nw

Subdivision Brentwood

City Calgary

County Calgary Province Alberta Postal Code T2L 1T1

## **Amenities**

**Parking Spaces** 7

**Parking Double Garage Detached** 

# of Garages 2

### Interior

Interior Features Separate Entrance, Soaking Tub, Storage, Vinyl Windows

Garage Control(s), **Appliances** Dishwasher, Dryer, Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Forced Air Heating

Cooling None **Fireplace** Yes 2

# of Fireplaces

**Fireplaces** Family Room, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

#### **Exterior**

**Exterior Features** Private Yard

Lot Description Back Lane, Front Yard, Garden, Treed

Roof Metal

Stucco, Vinyl Siding Construction

Foundation **Poured Concrete** 

### Additional Information

**Date Listed** September 26th, 2025

22 Days on Market

R-CG Zoning

# **Listing Details**

**Listing Office** Real Estate Professionals Inc.

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