

# \$825,000 - 3251 Bearspaw Drive Nw, Calgary

MLS® #A2238519

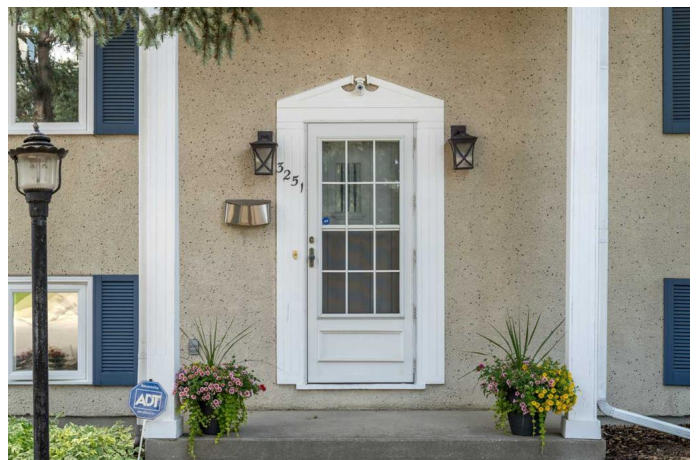
**\$825,000**

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

This beautifully renovated home offers 2076ft<sup>2</sup> of total living space is tucked away on a private, peaceful lot in desirable Brentwood. An idyllic, low-maintenance front yard welcomes you with charm and ease—no lawn mower required! This 4-bedroom home is ideally located within walking distance to four community schools ranging from elementary to high school. Your kids could walk to school until grade 12 and then head to UofC which is also nearby distance. Additionally, you are a short walk to the local public library, transit, recreation facilities, and a wide selection of shopping options in either direction. Inside, the main level features a spacious open floor plan anchored by a large living room with a cozy wood-burning fireplace—just one of two in the home, which is a rare and find. The stylish, updated kitchen is designed for entertaining with a breakfast bar, granite countertops, black stainless steel appliances, and an adjacent dining area that opens to a screened-in deck—a fabulous outdoor lounge with space for a fire table and even a wall-mounted TV. Whether you're relaxing or hosting, this space seamlessly blends indoor comfort with outdoor ambiance. Two large bedrooms are tucked privately down the hall, just steps from a modern 4-piece bathroom. Head downstairs to a fully developed lower level featuring an expansive family room with another wood-burning fireplace, two additional well-sized bedrooms (and yes, one hides a secret Harry Potter-style



hideaway—see if you can find it!), a beautifully updated 3-piece bathroom, and a generous laundry room.

This home is easily suitable ( subject to municipal approval) thanks to a separate rear entrance, making it perfect for extended family, guests, or future rental potential. The rear entrance opens to a covered patio area and the private backyard, where you can gather around the fire pit, enjoy some container gardening, or just unwind in the covered rear deck area.

Parking is a breeze with a double detached garage and an expansive front driveway that easily fits three vehicles.

This home offers incredible versatility, thoughtful upgrades, and rare features you won't often find—all on a quiet, family-friendly street close to everything you need. This home offers over 2,000 sq. ft. of beautifully finished living space, inside and out, thoughtfully designed to maximize every square foot.

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238519    |
| Price          | \$825,000   |
| 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                                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Family Room, Living Room, Wood Burning                                                                     |
| Has Basement      | Yes                                                                                                        |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade                                                           |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Lane, Front Yard, Garden, Treed |
| Roof              | Metal                                |
| Construction      | Stucco, Vinyl Siding                 |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 24              |
| Zoning         | R-CG            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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 MLS® , Multiple Listing Service® 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.