

# \$879,900 - 4116 Brisebois Drive Nw, Calgary

MLS® #A2208708

**\$879,900**

5 Bedroom, 3.00 Bathroom, 941 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Remarkable opportunity to own an investment property that is steps from Brentwood C-train station & Brentwood Village Mall. Home has been run as an Air BnB the past number of years. 2 separate dwellings. Unit 4116 is a 3 level split that has 4 bedrooms in total and 2 full baths. The space is close to 1,300 sq ft with its own laundry. Main floor has a large living room with a gas fireplace. Kitchen has its own island, 2 large fridges, and tons of counter and storage space. Enjoy access to a 100 sq ft deck off the dining room. Main floor also has its own dining area. Home had new windows installed in 2018, tankless on demand water heater and high efficiency furnace. The self contained legal secondary suite (4114) is approximately 445 sq ft (plus 40sq ft mechanical room) with its own access on the south side of the property. It was professionally built in 2018 with a DP + BP through the city of Calgary. It has a living room, full size kitchen, oversized bedroom and a 4 piece bathroom with heated floors. Vinyl plank flooring throughout the entire level and has its own gas fireplace. There is an oversized double garage (24 x 24 ft) with heater and sub panel. Was primarily used as a weight room the last number of years. A concrete pad next to the garage which accommodates 2 parking spots. The upper unit rents for \$1,200/wk and the lower is \$700/wk thru air bnb. The home is averaging \$6,000 in gross revenues for the next 4 months. Home is quick access onto Crowchild



Trail and a 5 min drive to University District and Market Mall. Don't miss this superb opportunity to buy a well maintained property in the heart of Brentwood.

Built in 1961

### Essential Information

MLS® #	A2208708
Price	\$879,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	941
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	4116 Brisebois Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2E7

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Parking Pad, See Remarks
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Tankless

	Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, See Remarks, Basement, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 6th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.