

# \$879,900 - 42 Butler Crescent Nw, Calgary

MLS® #A2209546

**\$879,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0.12 Acres

Brentwood, Calgary, Alberta

| OPEN HOUSE April 12, 1-5pm. ALL spaces available for viewing | Great opportunity on a nice QUIET STREET in desirable BRENTWOOD | LEGALLY SUITED 3 Bedrooms up AND 1 Bedroom down with Office/ Den. The WORKSHOP GARAGE is also rented. There is enough space to park at least 4-6 cars on the property | Well maintained and cared for | MAIN FLOOR - Enjoy an airy, light-filled Living Room with southern exposure, own laundry area, 3 Bedrooms with a 4 pce Bath and functional Kitchen with eat-in space. Kitchen is already roughed-in for electrical in preparation for a facelift | The LOWER LEVEL was more recently built and is also bright and light-filled with most windows being enlarged along with the Bedroom EGRESS WINDOW. The first space is the comfy Living Room and adjoining Office/ Den with southern exposure windows. A well thought out, LARGE Kitchen area with a FULL LENGTH island comfortably seats 4. The Bedroom with walk-in closet is tucked in at the back for your privacy and the 3 pce Bath with Laundry is conveniently located off the Kitchen | The OVERSIZED 27'x21' GARAGE is accessible from the front drive as well as the back alley and currently houses a year round licensed home based business. The space is heated, insulated, has its own hot water tank and a 2 pce Bath | Beautiful yard for all tenants to enjoy, from hanging around the fire pit to having dinner out on the patio, House is ROUGHED-IN for central AIR



conditioning, just needs the unit | UPDATES: Roof 2021, Furnace and Hot Water Tank in 2023 and Vinyl Siding in 2025. INCLUSIONS: All furniture on the main level, BBQ AND big corner Shed with tire racks | NEARBY: half a block to Brentwood School or 20 minute walk to either Winston Churchill High School or St Jean Brebeuf School. It's a 15 minute walk to the Brentwood LRT and all the restaurants and amenities of the Brentwood Village Shopping Centre. Just another 5 minute walk gets you to the University of Calgary. Market Mall or Northland is a 5 minute drive, The Alberta Children's Hospital 7 minutes and Foothills Medical Centre 12 minutes.

Built in 1961

### Essential Information

MLS® #	A2209546
Price	\$879,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	42 Butler Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1K3

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Kitchen Island, Separate Entrance, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

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

## Additional Information

Date Listed	April 10th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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