

\$839,900 - 4203 Brisebois Drive Nw, Calgary

MLS® #A2209669

\$839,900

4 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.16 Acres

Brentwood, Calgary, Alberta

Endless Possibilities in Prime Brentwood Location!

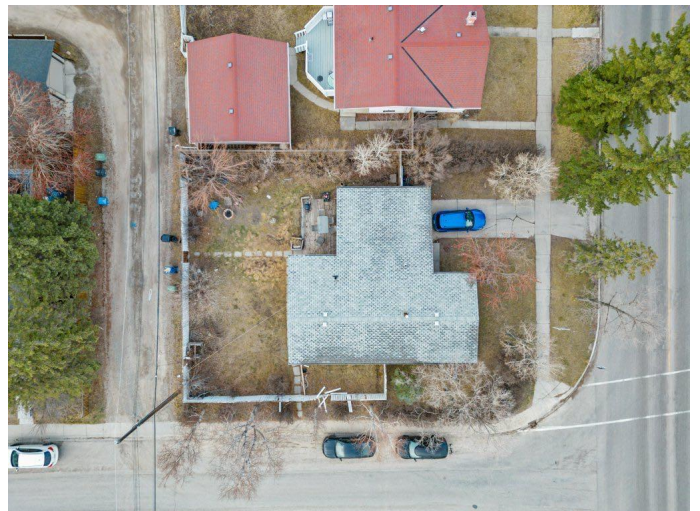
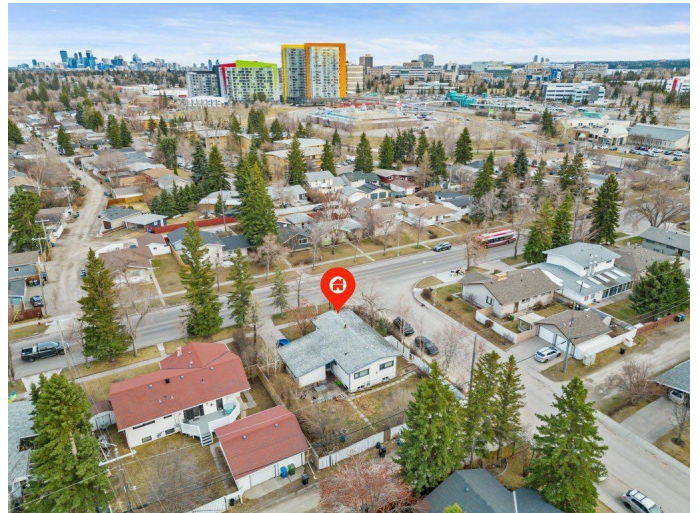
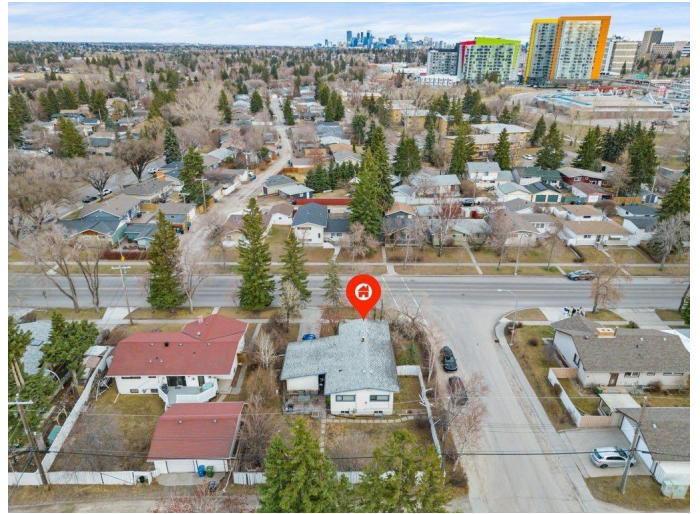
Developers and Investorsâ€™ this is the rare gem youâ€™ve been waiting for! Sitting on a premium corner lot in the heart of Brentwood, one of Calgaryâ€™s most desirable and well-established communities, this massive 640 sq. meter property is bursting with potential.

Whether you're wanting to do a major renovation, a redevelopment; or just looking to hold onto a high-value piece of land, this location offers unbeatable opportunities. Just steps away from the University of Calgary, Brentwood Village Shopping Centre, and the LRT station, this lot is perfectly positioned for long-term growth and strong rental demand.

Surrounded by top-tier schools, beautiful parks, and everyday conveniences, Brentwood continues to be a top choice for families, students, and professionals alike. Plus, with quick access to major roadways and transit, getting anywhere in the city is effortless.

As an added bonus, a concept design plan by one of Calgaryâ€™s top architects has already been createdâ€™ saving you time and giving you a head start on just one of the many possibilities.

Opportunities like this donâ€™t come around often, donâ€™t miss out!



Built in 1962

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209669 |
| Price | \$839,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,136 |
| Acres | 0.16 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 4203 Brisebois Drive Nw |
| Subdivision | Brentwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 2G1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Other, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape, Many Trees, Other, Private, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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