

$ 734,900.00

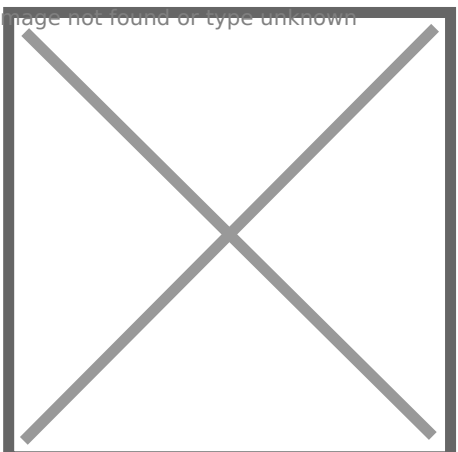
# 88 BENNETT CRESCENT NW CALGARY

https://paulbrinton.com

- 4 beds
- 3 baths
- Detached
- Residential
- Active

Price Reduced! Welcome to his One of a Kind 4 Level Split in the heart of Brentwood! Avenue Magazine’s ranked as Calgary’s#1 of the Best Communities to live in 2019/2020!!! This stunning home sits on a Massive Reverse Pie Shaped Lot, surrounded in nature, with mature trees and easy landscaping....

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1150277

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Lot size:** 5791 sq ft

**Year built:** 1962

**Parking:** Double Garage Detached

**Post Updated:** 2021-11-30 20:10:16

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Garden,Private Yard

**District:** CAL Zone NW

**Inclusions:** Storage Unit located in the Basement Rec-Room, and all the storage shelving in the Laundry room

**Lot Features:** Back Lane,Back Yard,Corner Lot,Reverse Pie Shaped Lot,Landscaped,Many Trees

**Total Parking:** 4

**Flooring:** Ceramic Tile,Cork,Hardwood

**Community Features:** Park,Schools Nearby,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Window Unit(s)

**Interior Features:** Beamed Ceilings,Bookcases,Built-in Features,Ceiling Fan(s),No Animal Home,No Smoking Home,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s)

**Roof Type:** Asphalt Shingle

**Heating Type:** High Efficiency,Fireplace(s),Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 28.81M 94`6"

**Living Area SF:** 1418.33

**Structure Type:** House

**Restrictions:** Encroachment

**Levels:** 4 Level Split

**Zoning:** NW

**List Price Square Foot:** $ 528.72

**Photo Count:** 50

**Construction Materials:** Stucco,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Brentwood

**Lot Size Acres:** 0.13