

# \$749,000 - 285 Capri Avenue Nw, Calgary

MLS® #A2232502

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Perfectly situated across from scenic Carragana Park in the heart of Brentwood, this 3-bedroom bungalow offers a rare blend of inner-city convenience and tranquil green space views. The home has been thoughtfully updated while maintaining its charm—refinished original hardwood floors run throughout the bright, open-concept living and dining area, anchored by a striking bay window that fills the space with natural light. The kitchen features ample cabinetry, appliances, and classic white finishes with modern touches. The home has seen several key improvements over the years, including updated windows, acrylic stucco exterior, a high-efficiency furnace, and a tankless hot water system—all adding to long-term comfort and performance. The interior has been freshly painted and finished with new baseboards, creating a clean and move-in-ready feel. Side deck off the kitchen offers a private outdoor retreat, ideal for morning coffee or summer BBQs. Downstairs, the fully finished basement is spacious and functional—featuring a large recreation area, a guest bedroom, updated 3-piece bath with stand-up shower, laundry area, and generous storage/workshop space. The driveway accommodates multiple vehicles, and the backyard offers generous amount of space and privacy. This is an ideal opportunity for families, professionals, or investors looking to settle in one of Calgary's most established and desirable communities—just minutes



from U of C, schools, transit, shopping, and more.

Built in 1961

**Essential Information**

MLS® #	A2232502
Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	285 Capri Avenue Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0H9

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Zoning	R-CG

**Listing Details**

Listing Office	LPT Realty
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