

# \$749,900 - 4440 Brentwood Green Nw, Calgary

MLS® #A2245296

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,231 sqft

Residential on 0.15 Acres

Brentwood, Calgary, Alberta

Charming curb appeal and owner's pride shine through this Brentwood bungalow gem. A lovingly maintained bungalow in the heart of Brentwood, Calgary. This charming 3-bedroom, 2-bath home features updated windows, air conditioning, and beautiful hardwood floors throughout the main level. The cozy living and dining areas are anchored by a functional kitchen layout, while the solarium/mudroom offers extra living space and is plumbed for slab heating. The finished basement boasts a spacious rec room with a brick gas fireplace, room for a home gym or office, plus a 4-piece bath. New aggregate front steps and driveway enhance curb appeal, and the lush backyard is a true retreat with fruit trees, garden beds, and meticulous care. For added peace of mind, the sewer pipe was scoped, cleaned, and sleeve lining installed in 2022—complete with a 40-year transferable warranty. Just steps from top-rated schools, the University of Calgary, Brentwood Village Shopping Centre, Nose Hill Park, and LRT access—offering unmatched convenience and community charm. This is the perfect blend of character and comfort in one of Calgary's most sought-after communities.

Built in 1963

## Essential Information

MLS® # A2245296

Price \$749,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4440 Brentwood Green Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1L4

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped,

	Lawn, Rectangular Lot, Street Lighting, City Lot, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Masters
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