

2713 Brecken Road NW
Calgary, Alberta

MLS # A2211957



\$599,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Showings start Saturday! Superb location in Brentwood! Cute MCM 3 bedroom bungalow with potential, less than a 15 minute walk to the UofC and consequently surrounded by shopping, coffee shops and restaurants. Freshly professionally painted main floor but in need of further repairs and renovation - classic "handy man special". I'd call this a perfect fixer-upper with location, original charm and ready for your ideas! On a prime inner-city R-CG lot, perfect for future development. Property is "AS IS, WHERE IS" and list price presumes unknown condition (land value only). Please leave any offers open for 48 hours for out of province administrator to discuss and review with estate. Opportunity knocks in beautiful Brentwood surrounded by million dollar homes! Open house Sunday 2:30-5pm!