

# \$779,000 - 3307 Boulton Road Nw, Calgary

MLS® #A2249213

**\$779,000**

6 Bedroom, 3.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

Brentwood, Calgary, Alberta

One of the best locations in Calgary's Northwest! Brentwood has always been a very desirable community! Well kept bungalow with Legal Basement Suite! Quiet street. Walking distance to schools from Elementary all the way to High school, Nose Hill Library and Churchill Aquatic & Recreation Centre, Brentwood and Northland shopping centres, and Brentwood C-Train Station! Within 5 minutes drive to Nose Hill Park, Market mall and the University of Calgary! Within 10 minutes to Foothills and Alberta Children's Hospitals! All newer vinyl windows. New R30 insulation just completed in the Attic! This will help reduce heating cost in the Winter. Newer Furnace and Hot Water Tank. Legal Basement suite, with separate entrance, was completely renovated 5 years ago. Large backyard is SE facing, allowing for maximum sunlight into the house. Great for a family or investment!

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249213  |
| Price          | \$779,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,053     |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1962        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3307 Boulton Road Nw |
| Subdivision | Brentwood            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2L 1M2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Vinyl Windows                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                            |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting                   |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                      MaxWell Capital Realty

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