

# \$749,900 - 3328 Barr Road Nw, Calgary

MLS® #A2214966

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

**\*\* Please click on "Videos" for 3D tour \*\***

Super cute, very well kept bungalow on whisper quiet street in very desirable Brentwood! Amazing features include: 3+1 bedrooms, 2 full bathrooms, 2200 sq ft total developed, insulated/drywalled oversized double detached garage, real hardwood floors, newer roof (approx 2015), updated basement bathroom with heated floor, good sized yard, large basement rec room, gym/storage room, concrete pad for sport or lounging and much more! Location is a home run - very close to all amenities/malls, U of C - 5 blocks away, K-12 schools all within walking distance, bus stop - 2 blocks away, Brentwood LRT station 5 blocks away and very easy access to all major routes - Stoney Trail/Crowchild Trail/Trans-Canada Highway! This "almost original owner" home has total pride in ownership and is move-in ready!

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214966  |
| Price          | \$749,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,100     |
| Acres          | 0.12      |
| Year Built     | 1962      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3328 Barr Road Nw |
| Subdivision | Brentwood         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2L 1M8           |

### Amenities

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

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks                                                                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard, Rain Gutters         |
| Lot Description   | Landscaped, Lawn, Rectangular Lot  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

### Listing Details

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