

\$785,000 - 3251 Bearspaw Drive Nw, Calgary

MLS® #A2270743

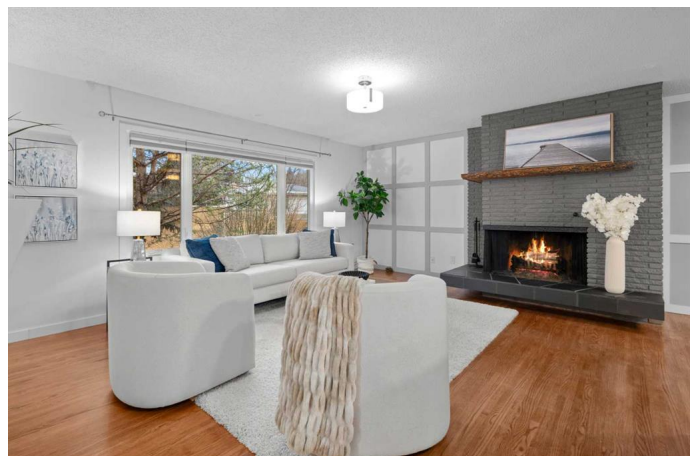
\$785,000

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

This beautifully renovated Brentwood home offers over 2,000 sq. ft. of stylishly updated living space, set on a quiet, private lot designed for low-maintenance living. The charming, no-mow front yard sets the tone for a home that prioritizes ease, comfort, and lifestyle. Inside, the main level features an open, contemporary layout centered around a spacious living room with a wood-burning fireplace—one of two in the home, perfect for cozy evenings in. The fully updated kitchen delivers both function and style with modern cabinetry and thoughtful storage solutions, granite counters, a generous breakfast bar, sleek stainless steel appliances, and seamless flow into the dining area. Step directly onto the screened-in deck, an inviting all-season lounge ideal for morning coffee, entertaining friends, or unwinding with a fire table and mounted TV. The main level also includes two well-proportioned bedrooms—perfect as a serene primary suite plus a 2 bedroom, dedicated office, guest room, or creative space—along with a stylishly renovated 4-piece bathroom. The fully developed lower level expands the living experience with a large, relaxed family room featuring the second wood-burning fireplace, two additional bedrooms that could also function beautifully as hobby rooms, a home gym, or flexible guest accommodations, a renovated spa-like 3-piece bathroom, and a roomy laundry area. A separate rear entrance adds privacy for guests or the option of future rental potential (subject



to municipal approval). Outdoor living is equally appealing: enjoy a covered patio, private south facing yard with fire pit, space for container gardening, and a second covered deck—perfect for hosting or simply unwinding in your own oasis. Parking is effortless with a double detached garage plus front driveway space for three more vehicles. Upgraded triple-pane windows enhance comfort, energy efficiency, and year-round quiet. Located in the heart of Brentwood, you're just steps from parks, schools, recreation facilities, caf  s, shopping, transit, and the University of Calgary—everything you need within minutes. With modern upgrades, flexible living spaces, and a low-maintenance lifestyle, this home is an ideal fit for homeowners seeking comfort, convenience, and elevated everyday living.

Built in 1964

Essential Information

MLS�� #	A2270743
Price	\$785,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3251 Bearspaw Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2L 1T1

Amenities

Parking Spaces	7
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Garden, Treed
Roof	Metal
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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