

# \$725,000 - 3248 Bearspaw Drive Nw, Calgary

MLS® #A2269340

## \$725,000

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.14 Acres

Brentwood, Calgary, Alberta

Bungalow 3 bedroom with a double detached garage in a great Brentwood location !!!  
Vacant and easy to view. Over 1200 sq ft on the main with a 2pce ensuite. Hardwood flooring on the main floor. The home has a super huge front yard. Close to park and situated on a fantastic street. A great home to renovate and customize to your liking.  
Location! Location!

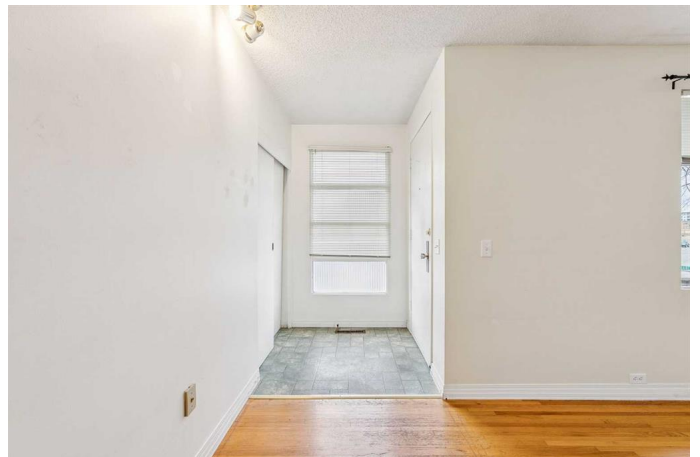
Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269340    |
| Price          | \$725,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,289       |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3248 Bearspaw Drive Nw |
| Subdivision | Brentwood              |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2L 1T3 |

### Amenities

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

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full                                                                |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Front Yard, Street Lighting, Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Wood Frame, Wood Siding                                        |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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