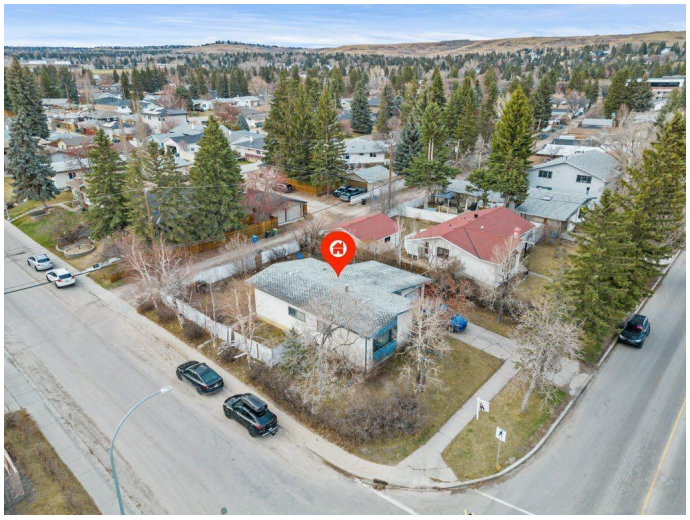
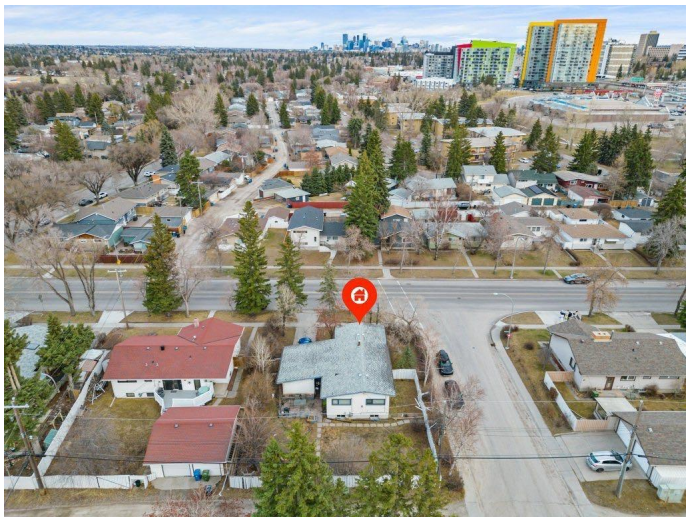
$815,000 - 4203 Brisebois Drive Nw, Calgary

MLS® #A2209669

$815,000
4 Bedroom, 2.00 Bathroom, 1,136 sqft
Residential on 0.16 Acres





Brentwood, Calgary, Alberta

Endless Possibilities in Prime Brentwood Location!
Developers and Investorsâ€”this is the rare gem youâ€™ve been waiting for! Sitting on a premium corner lot in the heart of Brentwood, one of Calgaryâ€™s most desirable and well-established communities, this massive 640 sq. meter property is bursting with potential.

Whether you're wanting to do a major renovation, a redevelopment; or just looking to hold onto a high-value piece of land, this location offers unbeatable opportunities. Just steps away from the University of Calgary, Brentwood Village Shopping Centre, and the LRT station, this lot is perfectly positioned for long-term growth and strong rental demand.

Surrounded by top-tier schools, beautiful parks, and everyday conveniences, Brentwood continues to be a top choice for families, students, and professionals alike. Plus, with quick access to major roadways and transit, getting anywhere in the city is effortless.

As an added bonus, a concept design plan by one of Calgaryâ€™s top architects has already been createdâ€”saving you time and giving you a head start on just one of the many possibilities.

Opportunities like this donâ€™t come around often, donâ€™t miss out!

Built in 1962

Essential Information

MLS® #	A2209669
Price	$815,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4203 Brisebois Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2G1

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape, Many Trees, Other, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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