

**5123 Brockington Road NW**  
**Calgary, Alberta**
**MLS # A2236229**

**\$849,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), RV		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** Vaccum system & Attachements (AS IS)

Welcome to this beautiful recently renovated 4-level split house in the highly desirable neighbourhood of Brentwood which is nestled on a quiet street and is close to SCHOOL, PLAYGROUND & NOSE HILL PARK. This charming house featuring: NEW PAINT, NEW DOORS, NEW INSULATION, BRAND NEW KITCHEN WITH NEW APPLIANCES, NEW FLOORING, EV CHARGING PORT IN THE GARAGE, LIGHTING FIXTURES and lot more to explore. This beautifully cared-for family home is bathed in natural light and provides generous space to meet all your family's needs. As you step into the house you will find huge and spacious living room, where a large picture window fills the area with natural sunlight. The Chef inspired Kitchen comes with stainless steel appliances and GAS STOVE. The open dining area is perfectly positioned and flows into a spacious, sunlight sunroom with its own separate door that leads to the beautifully maintained, expansive backyard. Upstairs, you'll find two spacious bedrooms, two full bathrooms, and a versatile den or office space. Primary bedrooms come with its own 3 pc ensuite bathroom and a large closet. The washer and dryer combo on this level offer practical and convenient access for everyday use. The walk-up third (lower) level features a spacious additional bedroom, a 2-piece bathroom, a powder room, and a bright, open family room with a cozy wood-burning fireplace. A separate walk-up entrance provides direct access to the backyard. The fourth (lower) level offers a flexible living space—perfect for a home office, kids' playroom, or personal gym. Outside, the private backyard serves as a peaceful retreat with ample space for outdoor activities. It also includes an oversized double garage with EV charging and an RV parking pad. Located just minutes from schools, the University of Calgary, shopping, transit, and all

essential amenities, this home offers unmatched convenience. Don't miss out—this opportunity won't last long!