# \$879,900 - 4116 Brisebois Drive Nw, Calgary

MLS® #A2208708

# \$879,900

5 Bedroom, 3.00 Bathroom, 941 sqft Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Remarkable opportunity to own an investment property that is steps from Brentwood C-train station & Brentwood Village Mall. Home has been run as an Air BnB the past number of years and has a 5 star rating with 150 reviews. 2 separate dwellings. Unit 4116 is a 3 level split that has 4 bedrooms in total and 2 full baths. The space is close to 1,300 sq ft with its own laundry. Main floor has a large living room with a gas fireplace. Kitchen has its own island, 2 large fridges, and tons of counter and storage space. Enjoy access to a 100 sq ft deck off the dining room. Main floor also has its own dining area. Home had new windows installed in 2018, tankless on demand water heater and high efficiency furnace. The self contained legal secondary suite (4114) is approximately 445 sq ft (plus 40sq ft mechanical room) with its own access on the south side of the property. It was professionally built in 2018 with a DP + BP through the city of Calgary. It has a living room, full size kitchen, oversized bedroom and a 4 piece bathroom with heated floors. Vinyl plank flooring throughout the entire level and has its own gas fireplace. There is an oversized double garage (24 x 24 ft) with heater and sub panel. Was primarily used as a weight room the last number of years. A concrete pad next to the garage which accommodates 2 parking spots. The upper unit rents for \$1,200/wk and the lower is \$700/wk thru air bnb. The home is averaging \$6,000 in gross revenues for the next 4







months. Home is quick access onto Crowchild Trail and a 5 min drive to University District and Market Mall. Don't miss this superb opportunity to buy a well maintained property in the heart of Brentwood.

#### Built in 1961

## **Essential Information**

MLS® # A2208708 Price \$879,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3
Square Footage 941
Acres 0.12

Year Built 1961

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 4116 Brisebois Drive Nw

Subdivision Brentwood
City Calgary
County Calgary
Province Alberta
Postal Code T2L 2E7

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Heated Garage, Oversized, Parking Pad,

Additional Parking, See Remarks

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home,

Separate Entrance, Tankless Hot Water

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Tankless

Water Heater, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Family Room, Gas, Brick Facing, See Remarks

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Garden, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 6th, 2025

Days on Market 23

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.