

3615 Benton Drive NW
Calgary, Alberta

MLS # A2222167



\$809,900

Division:	Brentwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island		

Inclusions: N/A

It's not every day a home like this hits the market — built by NuWest Homes, lovingly maintained by just its second owner, and nestled in one of Calgary's most desirable communities: Brentwood. With nearly 2,000 square feet above grade, five bedrooms, and a sunny south-facing backyard, this home offers room to grow, solid fundamentals, and the kind of potential that's getting harder to find. Step through the front door and into a spacious living room, where the original hardwood flooring and a classic brick fireplace create a sense of warmth and comfort. A large picture window lets in the morning light, setting the tone for both slow mornings and lively evenings. From here, the sun-filled dining area offers an inviting space to gather — just steps from a generously sized kitchen with a center island and bright breakfast nook. Whether you love the vintage charm or have a modern vision in mind, this layout is a great starting point for whatever comes next. Next to the kitchen is a cozy family room with sliding doors that lead to the south-facing deck and backyard — perfect for summer BBQs or unwinding in the sun. Just off this space, you'll find a practical half-bath, a mudroom with access to the double attached garage, and a tucked-away laundry room for everyday ease. Upstairs, the four-bedroom layout is ideal for families — with a large primary bedroom that offers plenty of space to personalize, and three additional bedrooms that can flex for kids, guests, or home office needs. A full 4-piece bathroom completes the upper level. Downstairs, the finished basement expands your living space even more — a rec room with a second wood burning fireplace is ready for movie nights or game days, while a fifth bedroom and full 3-piece bathroom offer privacy for teens or visitors. An additional flex room works well as an office, gym, or

storage. Throughout the home, you'll find a solid list of behind-the-scenes updates already done for you — including newer vinyl windows, two mid-efficiency furnaces, and hot water tank replaced in 2019. The rest is a blank canvas — giving you the chance to modernize and add value in a way that suits your style and budget. The location ties it all together. All levels of schools are within walking distance, along with parks, green spaces, and excellent access to transit, shopping, and dining. Plus, with quick access to major routes, getting anywhere in the city is a breeze. This is a home with great bones, meaningful updates, and the kind of location that makes long-term living (and investing) a smart move. Come see what you could make of it — and what life in Brentwood might look like for you.