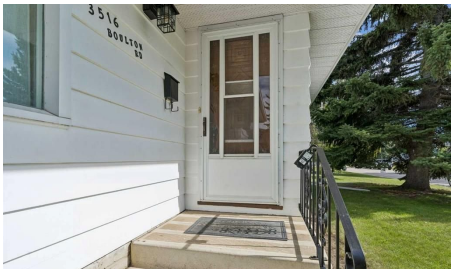
3516 Boulton Road NW

Calgary | Active | MLS® A2343998

$724,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1962**	**1,289.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

OPEN HOUSE SAT. NOV. 21-1:30-3:30 Welcome to this large 3 bedroom bungalow set on an oversized , private lot in the sought after community of Brentwood. Perfectly situated on a quiet crescent steps away from a green space & within a short walk to a public library, Brentwood arena, Sir Winston Church Hill Pool & several schools including elementary, junior highs & Sir Winston Churchill High School. The revitalized & expanded Northland Mall with restaurants, retail & amenities is steps away. Also conveniently located near the University, LRT stations, Foothill's & Children's Hospitals, Market Mall shopping center & Nose Hill Park. This is an outstanding location! The home is spacious with a welcoming entrance with coat closet, L shaped living room/dining room, with hardwood floors, 3 generously sized bedrooms with the primary having an updated 2 piece ensuite. All bedrooms have hardwood floors. The 4 piece main bath with vinyl flooring has also been nicely updated. The eat-in kitchen, at the back of the home has been renovated, having plenty of cabinet & counter space, vinyl floors & a large picture window, over the sink, looking out to the sizable back yard. Perfect for watching the children play. The back door has a private entry which can access the main or lower level. The lower level is partially finished & awaits a buyers creative touch. The large back yard is perfect for outdoor enjoyment & has an oversized single garage & a driveway which can accommodate additional vehicles. This property is a must view for a family who wants a well kept spacious home in a great established community!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343998
Bedrooms	3
Bathrooms	2
Year Built	1962
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,289.81 sq. ft.
Main Level Finished Area:	1,289.81 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	60'1"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	6
Year built:	1962 (Age: 64)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	1253JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Linoleum, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Brentwood
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	Window Coverings
Restrictions:	Utility Right Of Way
Main Floor	Kitchen · 14'11" × 12'4" ·
Main Floor	Dining Room · 9'3" × 8'3" ·
Main Floor	Living Room · 19'11" × 11'11" ·
Main Floor	Bedroom - Primary · 13'5" × 10'8" ·
Main Floor	Bedroom · 12'1" × 8'11" ·
Main Floor	Bedroom · 12'1" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3516-boulton-road-nw-calgary-a2343998/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.