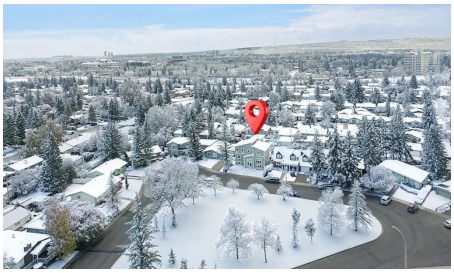
3520 Bulyea Crescent NW

Calgary | Active | MLS® A2355181

$1,350,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1962**	**2,282 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Situated on a quiet, highly desirable cul-de-sac, directly overlooking a beautiful park, this extensively renovated home offers an outstanding combination of location, space, functionality, and modern comfort. Set on a magnificent lot with a sunny south-facing backyard, the property enjoys a peaceful setting while remaining within walking distance of schools, the library, swimming pool, sportsplex, shopping, restaurants, and the LRT. The University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, and downtown Calgary are all just minutes away. Thoughtfully renovated and designed for modern family living, the home welcomes you with a spacious foyer leading into a bright, open-concept main floor. At the heart of the home is a beautifully appointed kitchen featuring quartz countertops, stainless steel appliances, a tiled backsplash, generous cabinetry, and an impressive centre island with an eating bar. The adjoining breakfast nook provides direct access to the expansive south-facing deck, creating a seamless connection between indoor and outdoor living. The spacious living room is highlighted by an oversized picture window that captures beautiful park views while filling the space with natural light. In addition to the principal living areas, the main level features a separate dining room or versatile flex space that can easily accommodate a television lounge, children's play area, home office, main-floor bedroom, or additional gathering space. A convenient two-piece bathroom, oversized laundry room complete with cabinetry and a folding station, and a rear mudroom with custom built-in storage add exceptional everyday practicality. The upper level offers three spacious bedrooms, including a generous primary suite featuring a large walk-in closet and a beautifully finished five-piece ensuite. A second four-piece bathroom serves the additional bedrooms. The fully developed basement provides even more living space and flexibility, featuring a substantial recreation and family room, a dedicated office, a fourth bedroom, and an additional four-piece bathroom. This thoughtfully designed level offers plenty of room for family, guests, entertaining, and a variety of lifestyle needs. Outside, the beautifully landscaped south-facing backyard provides an inviting setting for summer entertaining, family activities, or simply relaxing in the sunshine. The expansive deck, detached garage, and additional parking pad further enhance the property's appeal and functionality. Beautifully renovated, exceptionally functional, and positioned in one of Brentwood's most coveted park-side locations, this is a rare opportunity to enjoy an established community, outstanding amenities, and a home designed to accommodate today's changing lifestyles.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355181
Bedrooms	4
Bathrooms	4
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:	2 Storey
Total Living Area:	2,282 sq. ft.
Main Level Finished Area:	1,241 sq. ft.
Below Grade Finished Area:	730.5 sq. ft.
Acreage:	No
Lot Area:	5,199 sq. ft.
Lot Frontage:	52'½"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1962 (Age: 64)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1253JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Brentwood
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 17'7" × 11'6" ·
Main Floor	Living Room · 14'8" × 14'7" ·
Main Floor	Dining Room · 23' × 8'8" ·
Main Floor	Laundry · 11'1" × 9'10" ·
Main Floor	Mud Room · 10' × 9'6" ·
Upper Level	Bedroom - Primary · 16' × 10'9" ·

Upper Level	Bedroom · 13'6" × 10'9" ·
Upper Level	Bedroom · 14'6" × 11'1" ·
Basement	Family Room · 24'6" × 14'4" ·
Basement	Bedroom · 14'5" × 10'5" ·
Basement	Office · 10'9" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3520-bulyea-crescent-nw-calgary-a2355181/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

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