4116 Brisebois Drive NW

Calgary | Active | MLS® A2345538

$839,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1961**	**1,107.04 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

An exceptional INVESTMENT OPPORTUNITY in the heart of Brentwood, this well-maintained property offers TWO SEPARATE DWELLINGS and an outstanding location JUST STEPS FROM the UNIVERSITY OF CALGARY, MCMAHON STADIUM, BRENTWOOD C-TRAIN STATION AND BRENTWOOD VILLAGE SHOPPING CENTRE. Operated as a successful short-term rental for several years, the property has earned a 5-STAR RATING with approximately 150 reviews, offering excellent flexibility for investors, multi-generational households, or buyers seeking additional income potential.

The main residence, UNIT 4116, is a spacious three-level split offering approximately 1,300 SQ. FT. with FOUR BEDROOMS, TWO FULL BATHROOMS, and private laundry. The main floor features a generous living room with a GAS FIREPLACE, a dedicated dining area, and a functional kitchen with a central island, two full-size refrigerators, abundant cabinetry, and plenty of counter space. The dining area opens onto an approximately 100 SQ. FT. DECK for additional outdoor living. Updates include NEW WINDOWS IN 2018, a TANKLESS ON-DEMAND WATER HEATER a HIGH-EFFICIENCY FURNACE AND A NEW DISHWASHER.

The SELF-CONTAINED LEGAL SECONDARY SUITE, UNIT 4114, offers approximately 445 SQ. FT. plus a mechanical room and was professionally constructed in 2018 with development and building permits through the City of Calgary. With its own PRIVATE ENTRANCE, the suite features an oversized bedroom, full-size kitchen, living room with a GAS FIREPLACE, four-piece bathroom with HEATED FLOORS, and vinyl plank flooring throughout.

An OVERSIZED 26' X 24' HEATED DOUBLE GARAGE WITH A BRAND NEW GARAGE DOOR and a dedicated sub-panel provides excellent parking, storage, workshop, or recreational space, while an additional concrete pad accommodates TWO MORE VEHICLES. The property has an established short-term rental history, with the upper residence previously renting for approximately $1,200 per week and the secondary suite for approximately $700 per week, with recent bookings generating approximately $6,000 per month in gross revenue.

Living in BRENTWOOD means enjoying one of northwest Calgary’s most established and connected communities. Walk to the C-TRAIN, shopping, restaurants, and everyday amenities while remaining minutes from the UNIVERSITY OF CALGARY, UNIVERSITY DISTRICT, MARKET MALL, schools, parks, and recreation. With quick access to CROWCHILD TRAIL and an exceptionally convenient location, this versatile property offers an exciting opportunity to live, invest, or generate additional income in the heart of Brentwood. Don't miss out on this rare opportunity - book a private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345538
Bedrooms	5

Bathrooms	3
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,107.04 sq. ft.
Main Level Finished Area:	667.32 sq. ft.
Upper Level Finished Area:	439.72 sq. ft.
Below Grade Finished Area:	966.34 sq. ft.
Acreage:	No
Lot Area:	5,102 sq. ft.
Lot Frontage:	51'1"
Front Exposure:	West
Levels:	4 Level Split
Total Rooms Above Grade:	5
Year built:	1961 (Age: 65)
Bedrooms:	5 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:3, Half:0)

Num Ensuite Baths:	0
Plan:	6JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Brick Facing, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Detached, Heated Garage, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Lower Level, Multiple Locations
City Quadrant:	Northwest
Community:	Brentwood
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Inclusions:	Garage Heater, TV Brackets, Additional Refrigerator - 3 in total SUITE: Dishwasher, Washer, Dryer, Electric Stove, Refrigerator, Microwave, Rangehood
Restrictions:	None Known

Main Floor	Dining Room · 11' × 8'10" ·
Main Floor	Kitchen · 14'5" × 12'5" ·
Main Floor	Living Room · 23'8" × 14'3" ·
Upper Level	Bedroom · 11'7" × 9' ·
Upper Level	Bedroom - Primary · 15' × 10'9" ·
Basement	Bedroom · 14'6" × 10'3" ·
Basement	Bedroom · 10'10" × 9'1" ·
Basement	Bedroom · 11'3" × 9'8" ·
Basement	Kitchen · 13'5" × 9'2" ·
Basement	Living Room · 13'7" × 13'4" ·
Basement	Furnace/Utility Room · 9'10" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4116-brisebois-drive-nw-calgary-a2345538/

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