

**4116 Brisebois Drive NW
Calgary, Alberta**

MLS # A2208708



\$879,900

Division:	Brentwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	941 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Tankless Hot Water		

Inclusions: dishwasher, washer, dryer, microwave, stove, refrigerator (2) Main + Suite

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. 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.