

# \$849,900 - 5259 Bannerman Drive Nw, Calgary

MLS® #A2220209

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.18 Acres

Brentwood, Calgary, Alberta

Welcome to one of Brentwood's most coveted streets! Surrounded by million-dollar homes, this well-maintained and upgraded property offers endless possibilities—renovate, redevelop, or simply move in and enjoy. This charming home features 3 bedrooms upstairs, including a primary suite with ensuite bathroom, and a spacious open-concept living and dining area. The updated kitchen (2015) opens onto a private deck and expansive backyard, perfect for entertaining or relaxing in peace. Enjoy the warmth and character of wood-burning fireplaces on both levels—ideal for cozy Calgary winters. This property includes 2.5 bathrooms, with the main floor bathroom including in floor heating. The basement boasts large windows, a bright family room, a generously sized bedroom, and a 3-piece ensuite, providing excellent space for guests or extended family. Major updates include: New roof (2018), New furnace (2019), New Hot water tank (2021). A rare front-attached double garage adds convenience and curb appeal. Set on a massive 7,700 sq ft lot, this property is walking distance to Nose Hill Park, an off-leash dog park, and top-rated schools, including elementary, junior high, high school, French immersion, and Winston Churchill High School. Just minutes from U of C, Foothills and Children's Hospitals, downtown, and with a bus stop only 3 minutes away, the location offers unbeatable access to everything Calgary has to offer. Don't miss this rare



opportunity to own in one of NW Calgary's  
most desirable neighbourhoods! Location,  
location, location – this one has it all!

Built in 1966

### Essential Information

MLS® #	A2220209
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.18
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5259 Bannerman Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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