

# \$825,000 - 5328 Bannerman Drive Nw, Calgary

MLS® #A2241377

**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.17 Acres

Brentwood, Calgary, Alberta

Charming Home Backing Onto Greenbelt with Sauna, Vaulted Ceilings & More!

Nestled on a quiet pie-shaped lot backing onto a serene greenbelt with a walking path, this well-maintained home offers the perfect blend of character, space, and functionality. Step inside to find vaulted ceilings and warm oak hardwood floors that add timeless charm to the main living areas. A cozy wood-burning fireplace with log lighter in the living room and a gas fireplace in the basement provide inviting spaces to unwind year-round.

The spacious kitchen includes both an eating nook and a formal dining room, making it ideal for everyday living and entertaining. The main floor features a convenient 1/2 ensuite, a full 4-piece main bath, and two additional bathrooms including a 3-piece lower-level bath complete with a private sauna—a rare and luxurious touch!

Downstairs, enjoy a dry bar, second fridge, and a large storage room, offering exceptional space and versatility. Outside, you'll love the brick patio, security shutters for peace of mind, and direct access to the walking path from your backyard.

Other highlights include a single attached garage, furnace (2023), and thoughtful details throughout. This home is the perfect fit for families or those seeking a unique layout with extra features not often found in this price range.

Built in 1966



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241377    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,265       |
| Acres          | 0.17        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5328 Bannerman Drive Nw |
| Subdivision | Brentwood               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2L 1W2                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Central Vacuum, Dry Bar, Laminate Counters, Sauna                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 2                                                                   |
| Fireplaces        | Gas, Wood Burning                                                   |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, See Remarks, Pie Shaped Lot |
| Roof              | Tar/Gravel                                                            |
| Construction      | Brick, Concrete, Vinyl Siding                                         |
| Foundation        | Poured Concrete                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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