

# \$799,888 - 369 Capri Avenue Nw, Calgary

MLS® #A2221433

**\$799,888**

4 Bedroom, 2.00 Bathroom, 1,149 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Don't miss this exceptional opportunity to own beautifully developed 2,150 sq ft of living space bungalow directly across from a peaceful green park.

This charming home offers a well-designed main floor featuring a spacious living room with a cozy fireplace, a formal dining area, and an open-concept kitchen ideal for family gatherings. With FIVE generous BEDROOMS, there's plenty of room for your growing family or versatile living needs.

THE SEPARATE BASEMENT ENTRANCE leads to a fully finished lower level, complete with a large family room (with a rough-in for a fireplace), two additional bedrooms with large walk-in closets, a full bathroom, a spacious utility/laundry area, and ample storage space. This setup is perfect for guests, home offices, hobbies, or even rental possibilities.

Situated on a 54x100 ft R-CG zoned lot, this property offers significant development potential—ideal for rental income, a secondary suite, or future redevelopment.

Prime location: Just two blocks from Winston Churchill High School and within walking distance to the University of Calgary, Brentwood LRT station, shopping centers, and numerous amenities.

Recent UPGRADES include: NEWER



WINDOWS, ROOF AND SIDING, NEWER  
FURNACE AND WATER TANK, Insulated  
garage with gas line, Outdoor gas BBQ  
hookup

Enjoy a private, park-like, southwest-facing  
fenced backyard that , perfect for relaxing or  
entertaining.

Located in Brentwoodâ€”one of Calgaryâ€™s  
top-rated neighborhoods, you'll benefit from  
access to excellent schools, parks, public  
transit, Foothills Hospital, recreational centers  
(pools, libraries, tennis courts), and more.

This is a rare opportunity that wonâ€™t last  
long! Whether you're seeking a family home or  
an investment property, this bungalow checks  
all the boxes. Take a 3D tour, Contact your  
favourite Realtor today to schedule a showing!

Built in 1962

**Essential Information**

MLS® #	A2221433
Price	\$799,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,149
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	369 Capri Avenue Nw
Subdivision	Brentwood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2L 0J5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

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