

# \$899,900 - 5308 Barrett Drive Nw, Calgary

MLS® #A2228690

**\$899,900**

6 Bedroom, 4.00 Bathroom, 1,448 sqft

Residential on 0.17 Acres

Brentwood, Calgary, Alberta

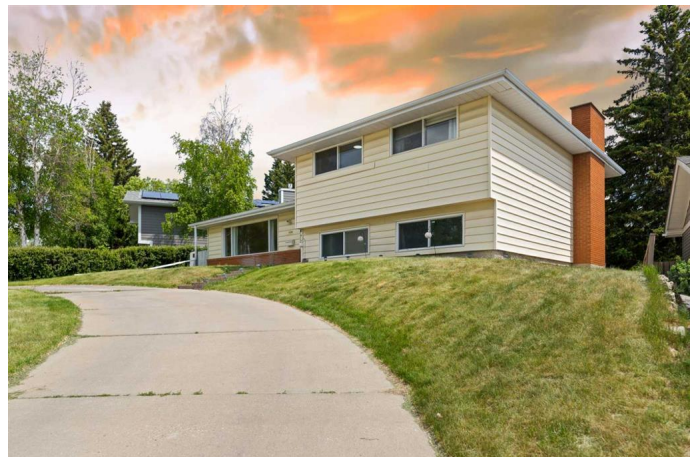
Exceptional Location in Brentwood Heights –  
Front of Barrett Park!

Welcome to this beautifully maintained and spacious four-level split home, offering over 1,448 sq.ft. above grade plus an additional 1,400+ sq.ft. of developed living space on the third and fourth levels. Nestled in the heart of desirable Brentwood Heights, this home sits on a quiet street directly facing scenic Barrett Park with stunning west-facing views of the Rocky Mountains and Canada Olympic Park.

From the moment you arrive, the curved front driveway and charming curb appeal set the tone. Inside, enjoy a freshly painted interior, new baseboards, and luxury vinyl plank (LVP) flooring in key areas, complimented by gleaming hardwood floors throughout the main and upper levels. The spacious living room and two bedrooms enjoy unobstructed park views, while the primary suite features a 3-piece ensuite, walk-in closet, and access to a private, east-facing deck – perfect for morning coffee in your serene, treed backyard.

The functional kitchen boasts plenty of cabinetry and connects to a cozy breakfast nook, where a newer patio door leads to your private deck and built-in gazebo, formerly used as a hot tub retreat.

On the third level, you™ll find a large family room with a wood-burning fireplace, an



additional bedroom, full bathroom, and direct access to the backyard patioâ€”ideal for multi-generational living or entertaining. The fourth level includes a spacious recreation room, a cold room, and ample storage with built-in shelving.

Built by the reputable Nu-West Homes, this solid property includes major upgrades such as shingles (approx. 10 years ago), two high-efficiency furnaces (2015), and on-demand hot water (2016) for peace of mind.

Enjoy unbeatable convenienceâ€”just a short walk to all levels of schools, public transit, swimming pool, library, Northland Mall, and Nose Hill Park. Only minutes from Foothills and Childrenâ€™s Hospitals, University of Calgary, Market Mall, Brentwood LRT, and more.

A rare opportunity to own in one of Calgaryâ€™s most established and sought-after communitiesâ€”excellent value and lifestyle await!

Built in 1965

### **Essential Information**

MLS® #	A2228690
Price	\$899,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,448
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status	Active
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### Community Information

Address	5308 Barrett Drive Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1W3

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

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

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage METRO
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