

\$650,000 - 32 Bracebridge Crescent Sw, Calgary

MLS® #A2220299

\$650,000

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.13 Acres

Braeside., Calgary, Alberta

QUAD CAR GARAGE w/ROOFTOP PATIO!
Welcome to this **CHARMING & UPDATED** 3-bedroom bungalow located in the desirable community of Braeside, nestled on a super quiet street. As you enter, you'll be greeted by a spacious living room featuring a lovely bay window and a beautiful wood-burning fireplace, creating a warm and inviting atmosphere. The L-shaped kitchen boasts ample cupboard and counter space, seamlessly connecting to the open-concept dining area. This floor also features three comfortable bedrooms and a well-appointed 4-piece bathroom. Descend to the lower level, where the basement is ready for your finishing touches! With a large recreation room and an additional office/den (that can be converted to a legal bedroom), it simply needs the flooring of your choice. Currently, there is a convenient half bath down there, along with a laundry/furnace room and plenty of storage options. **RECENT UPGRADES** include **BRAND NEW VINYL SIDING, SOFFITS, GUTTERS, and WINDOWS**, ensuring peace of mind for years to come. The **NEWER FURNACE and HOT WATER TANK** add to the home's efficiency, and the roof is only 9 years old, providing tons of life left! Outdoor enthusiasts will appreciate the 900+ SQ.FT. **QUAD CAR DETACHED GARAGE**, complete with a **ROOFTOP DECK (RECENTLY WATERPROOFED)** – perfect for entertaining or enjoying a quiet evening. The property is enhanced by a **PAVED** back alley,



eliminating any muddy mess. Plus, there's a park just a few houses down, making it an ideal location for families. Conveniently located near shopping, parks, public transit, and numerous other amenities, this home is a perfect blend of comfort and convenience. Don't miss out on this incredible opportunity! This home is truly one of a kind!

Built in 1966

Essential Information

MLS® #	A2220299
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.13
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	32 Bracebridge Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Y7

Amenities

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

Interior

Interior Features	Separate Entrance, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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