

# \$774,900 - 112 Braden Crescent Nw, Calgary

MLS® #A2141893

**\$774,900**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.12 Acres

Brentwood, Calgary, Alberta

Immaculate 3+1 bedroom bungalow with a newer (â€™05) heated triple garage and extra yard space for RV parking. Gleaming hardwood floors throughout the living room, dining room, hallway and three bedrooms. This family home has had many upgrades over the years like; asphalt shingles (â€™11), living room window (â€™16) and all remaining windows are vinyl too, front door (â€™16), back door (â€™20), vinyl siding (â€™12), eaves (â€™11), furnace (â€™07), dishwasher (â€™21), stamped concrete patio, and a gas BBQ outlet on the 24â€™ long deck. The functional kitchen layout features beautiful cabinetry and granite countertops with an eating bar. The basement features 769sf of development with a huge family room, partially finished 4th bedroom. There is a 13â€™x12â€™ storage room and a 22â€™ long laundry/utility room. The private backyard is surrounded by a 6â€™ high fence. This fabulous home is located on a quiet crescent, close to University, C-Train station, and all levels of schools. Homes like this sell quickly!! Act now!!

Built in 1962

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2141893  |
| Price      | \$774,900 |
| Sold Price | \$758,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,152       |
| Acres          | 0.12        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 112 Braden Crescent Nw |
| Subdivision | Brentwood              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 1N3                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                              |
| Parking        | Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Detached |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                                                                           |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Floor Furnace, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                 |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                            |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Vinyl Siding                                                                          |
| Foundation        | Poured Concrete                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2024 |
| Date Sold      | June 27th, 2024 |
| Days on Market | 10              |
| Zoning         | R-C1            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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