

\$679,900 - 40 Braden Crescent Nw, Calgary

MLS® #A2144481

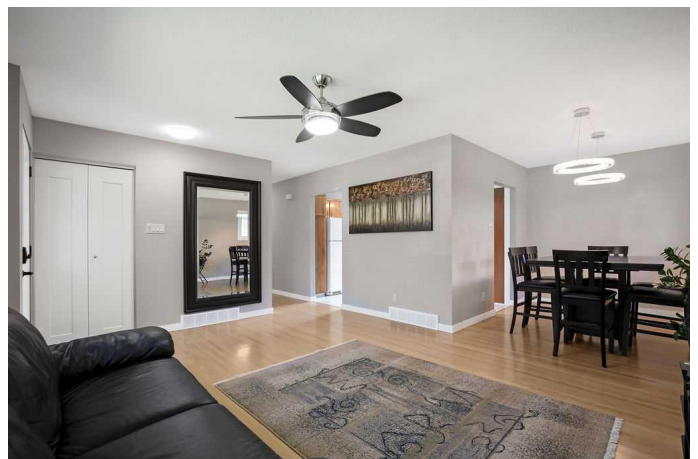
\$679,900

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.13 Acres

Brentwood, Calgary, Alberta

Bright! Spacious! Fully Developed 4 Bedroom Bungalow located in the Highly Coveted Community of Brentwood! This thoughtfully Upgraded 3+1 bedroom, 2-bathroom bungalow exudes Pride of Ownership and promises a Comfortable Lifestyle. The main level showcases original hardwood floors and features a spacious layout ideal for both family living and entertaining. The kitchen has a large, bright window and eat-in area. The dining room seamlessly flows into the bright living room, creating a welcoming atmosphere and open-concept feel. Downstairs, the nicely developed basement offers additional living space with a bedroom inclusive of an oversized egress window, custom-finished bathroom, large family room, laundry room and ample storage room, catering perfectly to modern family needs. The backyard is Sunny, Private, Well Landscaped and complete with garden beds. Situated on a large and mature lot on a quiet crescent, this home enjoys the tranquility of its surroundings. A Highlight is the Double Detached Garage, providing convenient parking and storage solutions. With its unbeatable location near both Market and North Hill Mall, this property offers exceptional convenience. You'll enjoy excellent access to Schools (Walking Distance), Close by are Parks (including Nose Hill), Market Mall, Northland Mall and The University Of Calgary . With Easy Access to The LRT System and Major Roads Commuting is a Breeze. This Charming Bungalow in Brentwood is sure to



attract attention. Schedule your showing today, as this opportunity won't last long.

Built in 1961

Essential Information

MLS® #	A2144481
Price	\$679,900
Sold Price	\$721,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Braden Crescent Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1N3

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Level, Private, Treed
Roof Asphalt Shingle
Construction Stucco, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2024
Date Sold July 23rd, 2024
Days on Market 5
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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