

\$599,900 - 134 Braniff Crescent Sw, Calgary

MLS® #A2158572

\$599,900

6 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.13 Acres

Braeside, Calgary, Alberta

Back on the market due to buyer being unable to complete the sale! Looking for a bungalow big enough for the whole family? This 1450 square foot SIX bedroom home, located on a quiet street in desirable Braeside is the answer! Main floor boasts spacious, bright living room with wood burning fireplace and open flow to the dining room, providing plenty of entertaining space. Kitchen has large functional working space with room for casual dining area or additional storage. Bedrooms are nicely tucked away and separate, with the ample master boasting renovated 3 piece ensuite. The main bath has undergone renovation and includes newer tub, tile and vanity. Main floor includes 3 more good size bedrooms, providing privacy for everyone! The lower level has been recently completely redeveloped, and boasts 2 more large bedrooms [legal egress windows], huge family room with another wood burning fireplace, 3 piece bathroom and large laundry room. The entire lower features continuous new LVP flooring throughout for maximum flow and continuity. Icing on the cake is a new Carrier furnace and new hot water tank. Enjoy the outdoors in the private treed backyard or relax on the enclosed side deck. Single attached garage and long driveway provide ample parking. This home offers great space and incredible value, all in a wonderful location. Come and see what this family home and Braeside have to offer!



Built in 1974

Essential Information

MLS® #	A2158572
Price	\$599,900
Sold Price	\$605,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,450
Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	134 Braniff Crescent Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2M4

Amenities

Parking Spaces	2
Parking	Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Recreation Room, Stone

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	September 12th, 2024
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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