

\$560,000 - 104 Brazeau Crescent Sw, Calgary

MLS® #A2181863

\$560,000

4 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.15 Acres

Braeside, Calgary, Alberta

****Charming Braeside Bungalow with Endless Potential**** Welcome to this well-loved home tucked away in a quiet cul-de-sac in Braeside SW. Perfect for first-time buyers, downsizers, or renovators, this property offers a fantastic opportunity to create your dream space in a well-established neighborhood. This 1,174 sqft bungalow boasts 3 bedrooms and 1.5 bathrooms on the main floor, along with a fully finished basement featuring a spacious rec room, an additional bedroom, and ample storage. Owned by a senior, the home has been meticulously maintained, with limited wear. Enjoy peace of mind with newer windows, roof, siding, furnace, and hot water tank.

The pie-shaped lot provides a private, south-facing backyard—ideal for gardening, entertaining, or soaking up the sun. A double detached garage and a rear RV parking pad with lane access add extra convenience. The quiet cul-de-sac location offers a sense of community, with friendly neighbors and minimal traffic.

Braeside is known for its family-friendly atmosphere, mature trees, and proximity to everything you need. You're steps from parks, schools, and walking paths, with quick access to shopping, the Southland Leisure Centre, Glenmore Reservoir, and major roadways.

This home is ready for a new chapter. With a



few cosmetic touches, you can make it truly your own. Donâ€™t miss this chance to join one of Calgaryâ€™s most sought-after neighborhoods.

Built in 1967

Essential Information

MLS® #	A2181863
Price	\$560,000
Sold Price	\$601,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,174
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	104 Brazeau Crescent Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Z1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 2nd, 2024
Date Sold	December 5th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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