

\$575,000 - 136 Bracebridge Crescent Sw, Calgary

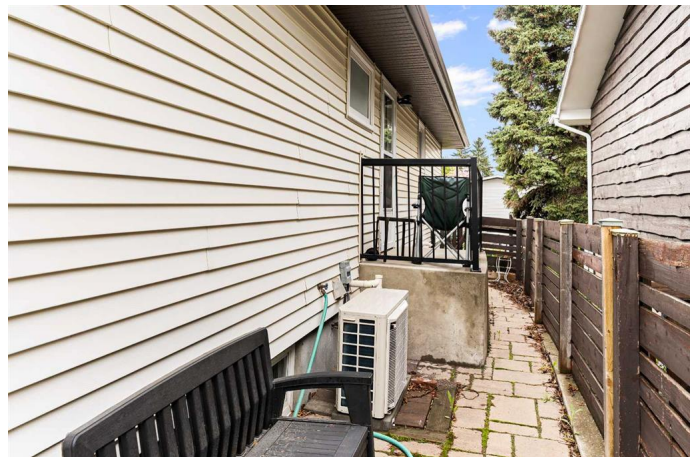
MLS® #A2223083

\$575,000

3 Bedroom, 3.00 Bathroom, 1,123 sqft
Residential on 0.14 Acres

Braeside., Calgary, Alberta

Open House: Saturday, May 24th | 12:00 PM – 3:00 PM You rarely see meticulously maintained 3-bedroom, 2.5-bathroom bungalows come up for sale in one of the sought-after communities of SW, Braeside. Welcome to "136 Bracebridge Crescent SW", Calgary AB. This charming east-facing bungalow has been proudly owned and cared for since 2000. It features a separate side entrance leading to a fully developed basement that includes a room (Can easily be converted into a bedroom), a dedicated office space, and a spacious recreation room, offering excellent potential to convert into a legal basement suite (subject to city approval). The main floor offers three good-sized bedrooms and 1.5 washrooms. Recent upgrades include: Roof (2018), Central Air Conditioner (2020), Fully Renovated Kitchen with Quartz Countertops (2024), Basement Washroom (2024), Windows (2000), Landscaping (2009), Dave Lennox Signature® Collection Variable-Capacity Gas Furnace (2020), Bradford White Hot Water Tank (2023), Washer & Dryer (2018), Two Miele Dishwashers (2024), Pot Lights (2024), Electric Stove & Chimney Hood-Fan (2024), Imagine sipping morning coffee from your East facing picturesque windows, and enjoy your summer hosting BBQ's in your private WEST facing backyard, This home is a true gem and must be seen in person to be fully appreciated. Braeside offers all the schools, and one of the top-ranking high schools of Calgary, "Henry



Wise Wood," is a designated school for Braeside Community. Braeside is well connected by Stoney Trail, Glenmore Trail, Deerfoot Trail, Anderson Road, Southland Drive, Macleod Trail, and all other primary roads of Calgary. Close to Fish Creek Park, Southland Leisure Centre which got the best Wave Pool in the City, Heritage Park, Southland C-Train Station, Glenmore Reservoir pathways, Canyon Meadows Golf & Country Club, and Braeside Off Leash Dog Park is within walking distance, and the list of amenities around the Braeside neighbourhood goes on. Homes like this donâ€™t come on the market often! Contact your favourite real estate agent today to schedule a private viewing!

Built in 1966

Essential Information

MLS® #	A2223083
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	136 Bracebridge Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 0Y7

Amenities

Parking Spaces	4
Parking	Additional Parking, Driveway, Front Drive, Attached Carport

Interior

Interior Features	No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Blower Fan
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Yard, Storage, Awning(s)
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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