\$668,000 - 80 Bracebridge Crescent Sw, Calgary

MLS® #A2232842

\$668,000

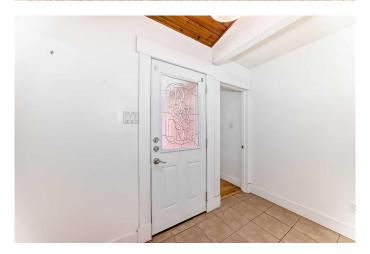
4 Bedroom, 2.00 Bathroom, 1,134 sqft Residential on 0.13 Acres

Braeside., Calgary, Alberta

Welcome to 80 Bracebridge Crescent SW â€" a well-maintained bungalow offering comfort, functionality, and incredible potential! The main floor features 1,133 sq.ft. of bright living space, including a spacious living and dining area with large north-facing windows that flood the home with natural light. Enjoy three generously sized bedrooms, a full bath, and the convenience of a dedicated laundry set. Step outside to a sun-drenched south-facing backyard, perfect for gardening or entertaining, along with an oversized double detached garage for ample parking and storage. The separate entrance basement (illegal)suite adds valuable flexibility, complete with its own kitchen, laundry, large living areas, a bedroom, and a 4-piece bathroom â€" ideal for extended family or rental income. Basement size is 858 sq.ft. (illegal suite). Located in the family-friendly community of Braeside, close to schools, parks, shopping, and transit, this property is perfect for investors, first-time buyers, or those looking to supplement their mortgage. Don't miss out â€" schedule your showing today!







Built in 1966

Essential Information

MLS® # A2232842 Price \$668,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,134 Acres 0.13 Year Built 1966

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 80 Bracebridge Crescent Sw

Subdivision Braeside.
City Calgary
County Calgary
Province Alberta
Postal Code T2W 0Y7

Amenities

Parking Spaces 2

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Beamed Ceilings, Closet Organizers, Quartz Counters, Separate

Entrance

Appliances Electric Stove, Range Hood

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Private

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market

13

Zoning R-CG

Listing Details

Listing Office Homecare Realty Ltd.

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