

# \$650,000 - 32 Bracebridge Crescent Sw, Calgary

MLS® #A2220299

**\$650,000**

3 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.13 Acres

Braeside., Calgary, Alberta

**QUAD CAR GARAGE w/ROOFTOP PATIO!**  
Welcome to this **CHARMING & UPDATED** 3-bedroom bungalow located in the desirable community of Braeside, nestled on a super quiet street. As you enter, you'll be greeted by a spacious living room featuring a lovely bay window and a beautiful wood-burning fireplace, creating a warm and inviting atmosphere. The L-shaped kitchen boasts ample cupboard and counter space, seamlessly connecting to the open-concept dining area. This floor also features three comfortable bedrooms and a well-appointed 4-piece bathroom. Descend to the lower level, where the basement is ready for your finishing touches! With a large recreation room and an additional office/den (that can be converted to a legal bedroom), it simply needs the flooring of your choice. Currently, there is a convenient half bath down there, along with a laundry/furnace room and plenty of storage options. **RECENT UPGRADES** include **BRAND NEW VINYL SIDING, SOFFITS, GUTTERS, and WINDOWS**, ensuring peace of mind for years to come. The **NEWER FURNACE and HOT WATER TANK** add to the home's efficiency, and the roof is only 9 years old, providing tons of life left! Outdoor enthusiasts will appreciate the 900+ SQ.FT. **QUAD CAR DETACHED GARAGE**, complete with a **ROOFTOP DECK (RECENTLY WATERPROOFED)** – perfect for entertaining or enjoying a quiet evening. The property is enhanced by a **PAVED** back alley,



eliminating any muddy mess. Plus, there's a park just a few houses down, making it an ideal location for families. Conveniently located near shopping, parks, public transit, and numerous other amenities, this home is a perfect blend of comfort and convenience. Don't miss out on this incredible opportunity! This home is truly one of a kind!

Built in 1966

### **Essential Information**

MLS® #	A2220299
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.13
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	32 Bracebridge Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Y7

### **Amenities**

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

### **Interior**

Interior Features	Separate Entrance, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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