

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

MLS® #A2232842

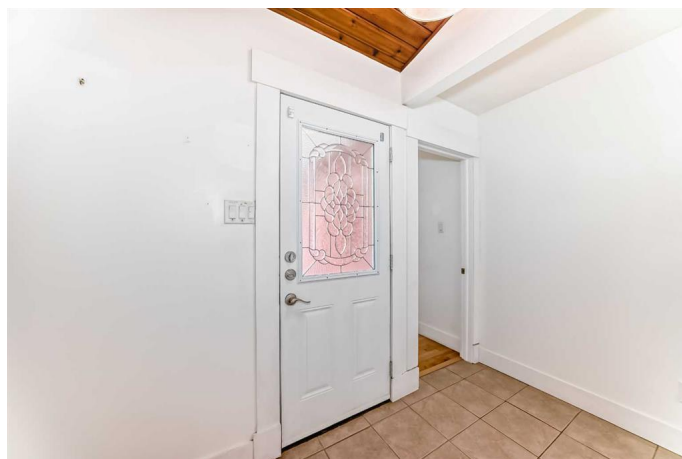
**\$668,000**

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. Donâ€™t miss out â€” schedule your showing today!



Built in 1966

## Essential Information

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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	1
Zoning	R-CG

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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