

# \$849,900 - 1804 Braemar Place Sw, Calgary

MLS® #A2261054

**\$849,900**

5 Bedroom, 5.00 Bathroom, 1,302 sqft

Residential on 0.18 Acres

Braeside., Calgary, Alberta

Welcome to 1804 Braemar Place SW, a spacious and versatile 4-level split set on a large 7,836 sq. ft. corner lot in the heart of Braeside. Offering over 1,300 sq. ft. above grade and a fully developed basement, this home features 5 bedrooms, 4.5 bathrooms, and an illegal suite above the garage with a separate entrance—ideal for multi-generational living, a private guest space, or rental income potential. Inside, the bright and inviting main floor offers a generous living room anchored by a cozy wood-burning fireplace, a formal dining area, and a functional kitchen with plenty of cabinetry. Upstairs you'll find three bedrooms, including a primary suite with its own 3-piece ensuite, along with a full bathroom that serves the secondary bedrooms. The lower levels extend the living space with 2 additional bedrooms, bathroom, and a family room, as well as direct access to the basement laundry area. One of the highlights of this property is the oversized 24' x 26' attached garage with an illegal suite above, offering outstanding versatility and independence thanks to its private entrance. The large corner lot provides excellent outdoor space, complete with mature trees, a fire pit, a front porch, and a backyard deck, perfect for entertaining or relaxing in a quiet setting. Additional features include hardwood, carpet, and laminate flooring, ceiling fans, built-in bookcases, and all major appliances. The property also benefits from a fenced yard, back lane access, and extra



parking flexibility.

Situated in a family-friendly community, this home is close to schools, parks, shopping, transit, and major routes, with Fish Creek Park and Southland Leisure Centre just minutes away. With its flexible layout, suite potential, and prime location, this home offers an exceptional opportunity for both homeowners and investors alike.

Built in 1972

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2261054      |
| Price          | \$849,900     |
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,302         |
| Acres          | 0.18          |
| Year Built     | 1972          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1804 Braemar Place Sw |
| Subdivision | Braeside.             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 0Z4               |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Oversized |

# of Garages 2

## Interior

Interior Features Bookcases, Ceiling Fan(s), Separate Entrance  
Appliances Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Fire Pit  
Lot Description Back Lane, Corner Lot, Irregular Lot, See Remarks  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 2nd, 2025  
Days on Market 11  
Zoning R-1

## Listing Details

Listing Office eXp Realty

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