

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

MLS® #A2221948

**\$668,000**

4 Bedroom, 2.00 Bathroom, 1,133 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.

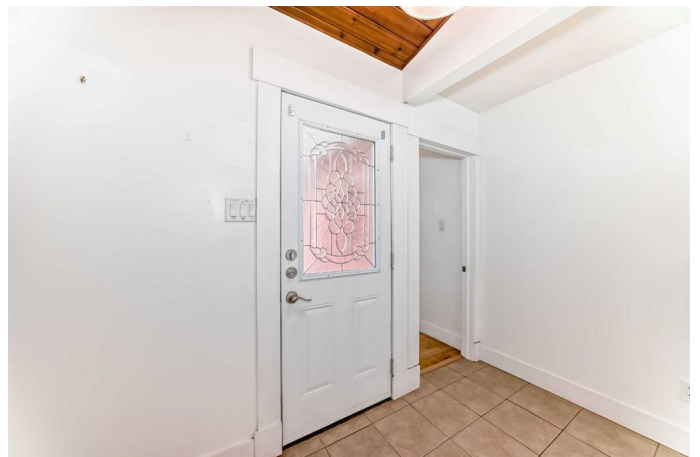
Step outside to a sun-drenched south-facing backyard, perfect for gardening or entertaining, along with an oversized double detached garage for ample parking and storage.

The separate entrance basement 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

MLS® #	A2221948
Price	\$668,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
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
# of Garages	2

## Interior

Interior Features	Closet Organizers, Quartz Counters, Separate Entrance, Beamed Ceilings
Appliances	Electric Stove, Range Hood, Water Purifier
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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