

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

MLS® #A2232842

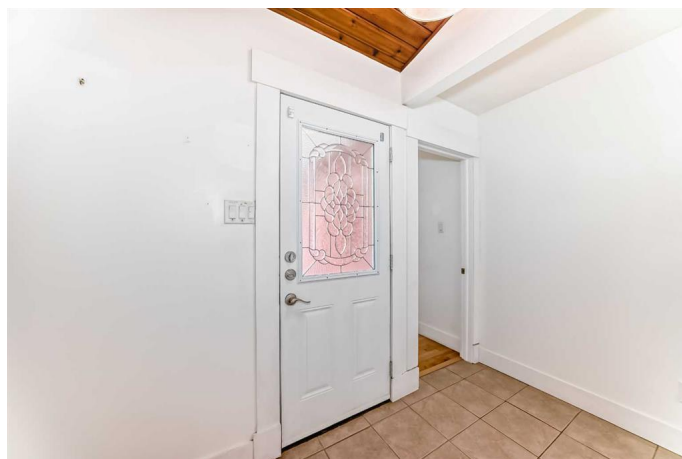
**\$668,000**

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

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 | 6               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.