

\$659,000 - 130 Braniff Crescent Sw, Calgary

MLS® #A2269587

\$659,000

6 Bedroom, 3.00 Bathroom, 1,420 sqft
Residential on 0.15 Acres

Braeside., Calgary, Alberta

Welcome to this lovely 5-bedroom bungalow situated on a huge corner lot in the mature community of Braeside, offering charm, space, and a long list of updates including kitchen and countertops (2014), roof (2015), windows (2016), flooring (2017), basement bathroom (2018), light fixtures (2019), furnace (2020), and water tank (2020). The open-concept living and dining room features large south-facing windows, a beautiful two-sided wood-burning brick fireplace, and access to a bright kitchen with plenty of counter space and a separate entrance to the basement—ideal for extended family or potential legal secondary suite development, subject to approval and permitting by the City of Calgary. The primary bedroom includes a 2-piece ensuite, with two additional bedrooms and a 5-piece main bath completing the main floor. The fully finished basement offers a large family/games room with gas fireplace, two extra bedrooms, and another full bathroom with tub and shower. Outdoors, enjoy the fully fenced yard with a spacious concrete patio, raised garden boxes, and an oversized detached garage with extra parking. Perfectly located close to top-rated schools, daycare with before/after-school programs, shopping centres, Fish Creek Park, Glenmore Reservoir, Heritage Park, hospital, and LRT station—all within approximately 5 km—this well-maintained home is move-in ready and a rare find in one of Calgary's most desirable southwest communities.



Built in 1975

Essential Information

MLS® #	A2269587
Price	\$659,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	130 Braniff Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2M4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Kirin Realty & Management Inc.
----------------	--------------------------------

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.