

# \$679,900 - 115 Bracebridge Crescent Sw, Calgary

MLS® #A2223525

**\$679,900**

4 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.14 Acres

Braeside., Calgary, Alberta

Welcome to your new home at 115 Braceridge Cr SW in the family orientated neighborhood of Braeside, close to parks, schools, recreation, shopping and public transportation. This immaculately cared for and renovated bungalow is on a corner lot fully landscaped and the back yard fully fenced. The family friendly floor plan offers a large living room with hardwood floors, corner fireplace and large south facing window, it is open to the dining room with a bay window and the renovated kitchen with stainless appliances and tile floors.

The primary bedroom has a 2 piece ensuite, while the remaining 2 bedrooms share the 4 piece bathroom. The fully developed basement has a large rec room, a bonus room that could be for a home theatre, exercise room, or play room, and there is a large bedroom with an egress window a renovated 3 piece bathroom. There is also a small kitchen area, large laundry room and the furnace room. A double detached garage finishes the package.

Built in 1966

## Essential Information

MLS® #	A2223525
Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,200
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	115 Bracebridge Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Y6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Log, Gas Starter, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            May 23rd, 2025

Days on Market      1

Zoning                 R-CG

### **Listing Details**

Listing Office         Royal LePage Benchmark

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.