

43 Brampton Crescent SW  
Calgary, Alberta

MLS # A2167019



**\$549,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1966 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

This Spacious Bungalow is located on a large Lot in the highly sought after community of Braeside and comes with 3 beds, 1.5 baths plus an oversized heated double garage. The main floor consists of a large front entry that opens onto a spacious living room with vaulted ceilings, big windows plus a separate dining area. The kitchen offers newer appliances, plenty of cupboard/counter space and grants access to a future back deck. The master bedroom comes with a 3pc ensuite plus a good sized walk-in closet. two additional bedrooms and a 4pc bath complete the main level. The basement is partially developed with a large laundry area plus framework completed for a family room/extra bedrooms. The exterior is fully fenced/landscaped and comes with a shed plus an oversized heated double detached garage with it's own electrical panel box. Additional bonuses include: HE furnace and hot water tank (2023) plus a back ally and extra space for an RV. Located close to schools, parks, City Transit, shopping/restaurants and easy access to main roadways. This home needs some TLC/Renovations to make it the GEM it can be.