

104 Brazeau Crescent SW  
Calgary, Alberta

MLS # A2181863



**\$560,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

**Heating:** Forced Air

**Water:** Public

**Floors:** Carpet, Linoleum

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Aluminum Siding , Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** None

**\*\*Charming Braeside Bungalow with Endless Potential\*\*** Welcome to this well-loved home tucked away in a quiet cul-de-sac in Braeside SW. Perfect for first-time buyers, downsizers, or renovators, this property offers a fantastic opportunity to create your dream space in a well-established neighborhood. This 1,174 sqft bungalow boasts 3 bedrooms and 1.5 bathrooms on the main floor, along with a fully finished basement featuring a spacious rec room, an additional bedroom, and ample storage. Owned by a senior, the home has been meticulously maintained, with limited wear. Enjoy peace of mind with newer windows, roof, siding, furnace, and hot water tank. The pie-shaped lot provides a private, south-facing backyard—ideal for gardening, entertaining, or soaking up the sun. A double detached garage and a rear RV parking pad with lane access add extra convenience. The quiet cul-de-sac location offers a sense of community, with friendly neighbors and minimal traffic. Braeside is known for its family-friendly atmosphere, mature trees, and proximity to everything you need. You're steps from parks, schools, and walking paths, with quick access to shopping, the Southland Leisure Centre, Glenmore Reservoir, and major roadways. This home is ready for a new chapter. With a few cosmetic touches, you can make it truly your own. Don't miss this chance to join one of Calgary's most sought-after neighborhoods.