

1804 Braemar Place SW
Calgary, Alberta

MLS # A2261054



\$799,000

Division:	Braeside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,302 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Separate Entrance		

Inclusions: Suite above the garage - washer, dryer, stove & refrigerator

****PRICE REDUCED**** Welcome to 1804 Braemar Place SW, a spacious and highly versatile 4-level split on a large 7,836 sq. ft. corner lot in the heart of Braeside. With over 1,300 sq. ft. above grade, a fully developed basement, and an 850 sq. ft. illegal-suite above the garage with private entrance, this property offers rare flexibility for multi-generational living, guests, or rental income. The bright main floor features a generous living room with a classic wood-burning fireplace, a formal dining space, and a functional kitchen with ample cabinetry. Upstairs includes three bedrooms, highlighted by a primary suite with its own 3-piece ensuite, plus a full main bath. The lower levels expand the footprint with two additional bedrooms, a family room, bathroom, and laundry, creating plenty of space for growing families or separate living zones. A standout feature is the oversized 24' x 26' attached garage topped by the self-contained illegal-suite, ideal for added independence or revenue potential. Outside, the mature corner lot offers exceptional outdoor living with trees, fire pit, front porch, and backyard deck, plus a fenced yard, back lane access, and extra parking. Located in a quiet, family-friendly community close to schools, parks, transit, shopping, Fish Creek Park, and Southland Leisure Centre, this home blends space, flexibility, and location — a smart opportunity for both homeowners and investors.