

28 Brazeau Crescent SW Calgary, Alberta

MLS # A2340098



\$664,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,373 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Recessed Lighting, Storage		

Inclusions: garage heater; microwave in basement; doorbell camera; garage camera; unmonitored alarm equipment; bird bath; garden shed.

Lovingly cared for by the same family for over 50 years, this bungalow is ready for its next chapter in one of the most sought-after streets in the established SW community of Braeside. This 1,373 sq ft, 3 bedroom, 3 bathroom, air-conditioned home offers a large footprint with a classic layout: a formal living room and dining room, plus a kitchen full of built-ins and a bright bay window overlooking the tranquil backyard. The primary bedroom is generously sized with a convenient 2-piece ensuite, while two additional good-sized bedrooms share a 3-piece main bathroom with a step-in shower. Downstairs, the fully finished basement (1,359 sq ft) is built for both relaxing and entertaining. The family room and games area (493 sq ft) is anchored by a stunning brick feature wall with a gas fireplace, and a 120 sq ft kitchenette with sink, microwave and bar fridge is ready to be upgraded with full-sized appliances into a summer kitchen. Pending City of Calgary permitting and approval, this level offers real potential. The oversized 836 sq ft heated triple car garage is a true showstopper, exactly the kind of space home mechanics, hobbyists and car enthusiasts dream about. Additional highlights include a furnace updated with UV air purification and an Aprilaire filter, central air conditioning, a fully landscaped front and back yard with underground sprinklers, seamless steel siding, upgraded 6-inch-thick insulation to the exterior walls, a new dishwasher, an updated electrical panel, and no shortage of storage throughout. Close to shopping, schools, Southland Leisure Centre, the Glenmore Reservoir and pathway system, and with quick access to Stoney Trail, Anderson Road and other major routes, this is a rare chance to own a well-loved, well-equipped home in Braeside. Book your showing today!