

\$575,000 - 63 Brazeau Crescent Sw, Calgary

MLS® #A2205006

\$575,000

4 Bedroom, 2.00 Bathroom, 1,209 sqft
Residential on 0.13 Acres

Braeside., Calgary, Alberta

Attn: Renovators/Handy Buyers! With a little imagination & some updates, this DETACHED Braeside home - can shine once again! Don't miss the chance to transform this gem - in this fantastic community. 4 level split offers so much livable space - 2200 sq ft developed! Many windows bring in natural light. 4 bedrooms total (or 3 beds + office or gym!), 2 full bathrooms plus an oversized DOUBLE garage - heated with electrical (220V) - two outdoor fireplace areas, covered sunroom & a LARGE lot. Backyard has PAVED alley access. Great for minimizing dirt in the garage and on vehicles! Added benefit = less garbage and less weeds! Large gate - perfect for parking RV in backyard or extra storage. Home faces SOUTH and gets lots of WEST light in backyard. Enjoy sunshine streaming through the front bay window. Main level features large living space, dining area and kitchen. No need to take walls down! Convenient back mudroom area to transition directly to back deck. 3 beds and 4 piece bathroom - complete with double vanities and large window on upper level. BIG linen closet. Third level is also BRIGHT, nice brick accents, wood burning fireplace. Can you imagine how amazing this can be? 3 piece bath and 4th bedroom located on this level. But wait - there is MORE. A fourth level - open to imagination...play room, gym, another living area.....the mechanical/laundry room is huge with work bench already installed for you! Cold storage area + TONS of additional



storage. Easy access off many MAJOR roadways and the new Ring Road. Mins to Costco. Restaurants, shopping and services blocks away. Green spaces, baseball diamonds, parks, playgrounds. Love to ride your bike and walk around the reservoir?! South Glenmore Park is a short 5 min drive! Do you have an active dog? Walk to Braeside off leash area - only 1 1/2 blocks away. 10 quick mins to Fish Creek Park as well! Co-op groceries 5 mins. Work downtown? It's a quick and easy 20 min drive. Golf Courses close by. Great access to Transit. Southland Leisure Centre is a multi-purpose recreation facility that offers a wide variety of activities and services. Schools. Outdoor Rinks in community. Braeside Community Centre provides programs and events. GREAT sense of community in this neighbourhood. Discover the endless potential of this WELL priced 4-level split home in Braeside!!! Schedule your showing today and envision the possibilities. QUICK possession possible.

Built in 1967

Essential Information

MLS® #	A2205006
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.13
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	63 Brazeau Crescent Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0Z2

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Off Street, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2025
Days on Market	8
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.