



**GRASSROOTS**  
REALTY GROUP

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**80 Bracebridge Crescent SW  
Calgary, Alberta**

**MLS # A2232842**



**\$668,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Closet Organizers, Quartz Counters, Separate Entrance		

**Inclusions:** None

Welcome to 80 Bracebridge Crescent SW — a well-maintained bungalow offering comfort, functionality, and incredible potential! The main floor features 1,133 sq.ft. of bright living space, including a spacious living and dining area with large north-facing windows that flood the home with natural light. Enjoy three generously sized bedrooms, a full bath, and the convenience of a dedicated laundry set. Step outside to a sun-drenched south-facing backyard, perfect for gardening or entertaining, along with an oversized double detached garage for ample parking and storage. The separate entrance basement (illegal)suite adds valuable flexibility, complete with its own kitchen, laundry, large living areas, a bedroom, and a 4-piece bathroom — ideal for extended family or rental income. Basement size is 858 sq.ft. (illegal suite). Located in the family-friendly community of Braeside, close to schools, parks, shopping, and transit, this property is perfect for investors, first-time buyers, or those looking to supplement their mortgage. Don't miss out — schedule your showing today!