



GRASSROOTS
REALTY GROUP

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87 Brampton Crescent SW
Calgary, Alberta

MLS # A2234939



\$815,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

This stunning home has been completely transformed with thoughtful upgrades inside and out, offering modern comfort and timeless style in one of Calgary's most desirable neighborhoods. With its spacious layout and extensive renovations, this property is move-in ready and perfect for families, professionals, or savvy investors. Step inside to discover fresh new paint throughout, including ceilings, and the addition of stylish LED lighting that enhances the home's bright, welcoming ambiance. The home features new windows and doors, ensuring energy efficiency and a sleek, contemporary finish. The brand-new kitchen is a true showstopper—custom-designed with an oversized island, luxurious quartz countertops, and top-of-the-line appliances, including a built-in conduction cooktop. It's the perfect space for entertaining or simply enjoying a quiet meal at home. All bathrooms have been fully renovated with high-end finishes and modern fixtures, while updated plumbing ensures peace of mind for years to come. The adaptable layout offers large two bedrooms on the main floor and an additional two bedrooms in the lower level, ideal for guests or a growing family. A large rec room with a bar provides the perfect space for gatherings or a cozy movie night. Outside, the property shines with a completely new exterior elevation, including hail-resistant Hardie board siding and a brand-new roof. The oversized double garage is fully finished, heated, and ideal for a mechanic, hobbyist, or anyone needing extra storage and workspace. Enjoy sunny afternoons in the west-facing backyard, featuring a large deck and spacious yard—perfect for outdoor entertaining or relaxing in your private retreat. Located in the family-friendly community of Braeside, you'll love the easy access to transit, schools, shopping, and

recreational amenities. Don't miss this rare opportunity to own a fully renovated gem in an established neighborhood—schedule your private viewing today!