



**GRASSROOTS**  
REALTY GROUP

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**83 Brazeau Crescent SW**  
**Calgary, Alberta**

**MLS # A2259765**



**\$620,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** Combination washer/dryer in main bath is negotiable

Welcome to this beautifully renovated and inviting bi-level in the heart of Braeside. Tastefully updated, this home features an open-concept main floor with brand-new cabinets, quartz countertops, a built-in gas range, dual ovens, luxury vinyl plank flooring, and modern lighting. Down the hall, you'll find a sleek, updated bathroom with a barn door leading directly to the primary bedroom for added convenience, as well as a second bedroom. A third bedroom completes the main floor and is ideal as an office or nursery. On the lower level, a spacious recreation area is filled with natural light thanks to the south exposure and mid-level bi-level windows. A wet bar makes entertaining easy, while a fourth bedroom offers flexibility for guests or hobbies. A renovated bathroom and generous storage space complete this level. From the kitchen, take in views through brand-new windows of the freshly built deck and fence. The expansive backyard is a true retreat, featuring apple and birch willow trees, a fire pit, and landscaped outdoor space perfect for stargazing on warm nights. With too many updates to list, this home is a rare find in one of Calgary's most established Southwest communities. Just steps from beautiful park spaces, with easy access to cycling and running paths, excellent schools, daycares, shopping, and recreation, Braeside has so much to offer. Book your private showing today!